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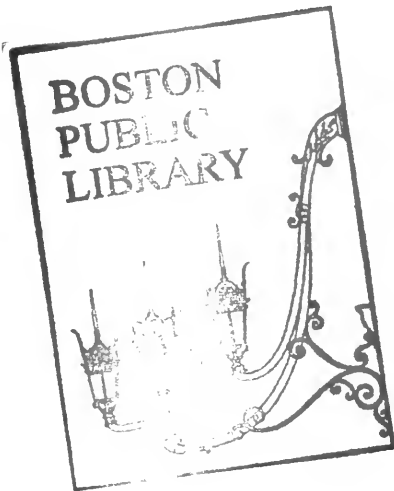
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NORTH END RECREATION AND  
OPEN SPACE STUDY

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I. POPULATION, HOUSING AND LAND USE

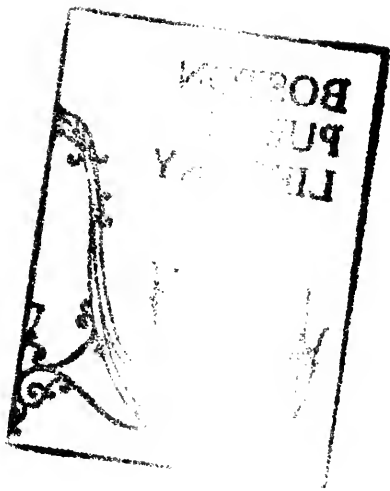


Prepared for:  
Parks & Recreation Department  
by  
Planning Department  
Boston Redevelopment Authority

1967

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NORTH END RECREATION AND  
OPEN SPACE STUDY

This report is the first in a series of five reports as part of a study of the recreation and open space facilities in the North End of Boston. The titles of the reports are:

I.

POPULATION, HOUSING AND LAND USE

II.

INVENTORY OF EXISTING SUPPLY OF RECREATION  
AND OPEN SPACE FACILITIES

III.

ADEQUACY, NEEDS AND GOALS PERTAINING TO  
RECREATION AND OPEN SPACE FACILITIES

IV.

PRELIMINARY PLAN PROPOSALS FOR RECREATION  
AND OPEN SPACE FACILITIES

V.

PLAN IMPLEMENTATION

This study was undertaken by the Boston Redevelopment Authority Planning Department to determine an effective plan for the development of more adequate recreation and open space facilities in the densely built-up North End of downtown Boston.







LOCATION OF NORTH END  
STUDY AREA BOUNDARIES  
SCALE 1" = 400'



## INTRODUCTION

### General Description

The North End is situated between the bustling financial and governmental center of downtown Boston and the city's historic waterfront. (see Map No. 1). Developed on the oldest portions of Boston, the neighborhood has some unique features and problems. Located here are important historic sites and good examples of pre-revolutionary and federal architecture, some of which are highlighted on a popular walking tour -- The Freedom Trail. Also, the neighborhood is the home for a major segment of the city's Italian population which contributes to the flavor of the community. However, the neighborhood is severely cut off from downtown Boston by an elevated expressway and is developed at an extremely high density. Together, these situations contribute to some major problems for the community: the chaotic and difficult condition of pedestrian and vehicular access to and from the neighborhood; and the lack of enough open space and decent recreation facilities to satisfy the needs of 11,000 residents. Nevertheless, the North End remains a most popular neighborhood to live in and visit because of its attractions.

### Historical Significance

The North End, with its small streets, Italian restaurants, and open markets is reminiscent of a small Italian city. Yet the Italian residential neighborhood is only one phase of the North End's historic personality. Originally, the area was a hilly pasture north of the first settlement of Boston. Gradually, it was populated by tradesmen and artisans. In the early eighteenth century it became a distinctly fashionable neighborhood, along with Beacon Hill, and remained so until the Revolution. Building activity increased steadily. Mansions and cottages closely lined the crooked and narrow streets and alleys which, to this day, distinguish the North End.

Revolutionary events in the North End are well known: Paul Revere and his signals from Christ Church, the British quartering in North Square, their bombardment of Charlestown from Copp's Hill Burying Ground -- to mention just a few. After the war, a variety of different nationalities lived and worked in the area. From 1850 to 1880, the North End was the stronghold for the Irish immigrants. Then, at the turn of the century, the Italians became the primary national group, and have remained firmly attached to the North End.

By 1920, the North End gained its present appearance. The homogeneous brick apartments which replaced the old Georgian mansions and modest frame houses did not alter the colonial street pattern signifi-



cantly. In fact, their consistent facades form corridors which accentuate the irregular pattern, and provide often short, but picturesque vistas. Original street names have also remained: Snowhill, Garden Court, Moon, and Salutation.



## POPULATION, HOUSING AND LAND USE

POPULATIONCurrent Population and Changes Since 1950

The 1965 population of about 11,000<sup>1/</sup> was the result of an average annual decrease of almost 0.2% since 1950, when the population was as high as 15,000<sup>2/</sup> (see Table I).

Between 1950 and 1960, the population of the North End decreased at a faster average annual rate than the population of the city as a whole, about the same rate as East Boston's population, and at a slower rate than did the population of Charlestown and the South End.

Between 1960 and 1965, the average annual rate of population loss slowed down in all of the above areas except the South End and the City of Boston (see Table I). These other areas were chosen to compare figures with those of the North End, as all these areas are regional core neighborhoods close to downtown Boston and are similar in other respects.

In sum, the North End appears to be remaining fairly constant in population, although decreasing slowly.

Density of Population & Comparison with Other Areas of the City

The residential density of the North End, measured in terms of persons per residential acre, was over seven times greater than in the City of Boston in 1965. Table II indicates that there were about 300 persons per residential acre in the North End compared to about 40 persons per residential acre in the city as a whole. During the same year, East Boston's density was about 280 persons per residential acre, while Charlestown and the South End were much less dense, about 130 and 125 persons per residential acre, respectively. The extremely high population density in the North End indicates a high demand for public open space and recreation facilities.

Age Distribution and Comparison with Other Areas of the City

In 1960, about 30% of the population of the North End was under 20 years of age, and about 33% of Boston's total population was in this

<sup>1/</sup> 11,152 in 1965, Massachusetts State Census.

<sup>2/</sup> U.S. Census of Population, 1950.





age group.<sup>3/</sup> Only 24% of the South End's population was under 20 years, while Charlestown and East Boston had greater percentages of their populations in this category -- 39.0% and 35.5% respectively (see Table III). The age distribution in the North End and Boston are generally similar with comparable proportions of the population in each group. This indicates that the amount of recreation facilities in the North End should approximate the same proportion as those supplied for the city as a whole.

A more detailed look at the younger population under 20 years of age in the North End in 1960 indicates large numbers of children in each age group as follows:

School Grade	Age Range	Number
Pre School	Under 1-4 years	931
Elementary School	5-11 years	1,243
Junior High School	12-14 years	557
Senior High School	15-17 years	526
Post High School	18-19 years	313
Total-----		3,570

Along with over 3500 children, there were over 2200 persons 60 years of age or over (about 19% of the population) who lived in the North End in 1960. Their recreation needs are more passive in nature and should also be accommodated. Together, both these groups of children under 20 years of age and persons over 60 years of age constitute almost half of the total population. This indicates that recreation facilities in the North End should satisfy the needs of mothers with babies, active tots, sportsminded teenagers, as well as more passive activities for the older residents.

### School Enrollment

As of October 1, 1966 there were over 2300 pupils enrolled in the one parochial senior high school, one public junior high school, one public elementary school, and three parochial elementary schools. The following table lists the enrollments in each school and indicates the extent to which any adjacent playgrounds may be used during recess and after school.

<sup>3/</sup> U.S. Census of Population, 1960.



Type	Name of School	Outside Play Area on Site	Grade	Total
Parochial	Central High School*	No	9-12	830
Public	Michelangelo Jr. High	Yes	7-9	144
			(special)**	43
Public	Eliot School	Yes	K-6	229
Parochial	St. Anthony-Franciscan	No	K-8	484
Parochial	St. John-Sacred Heart (Italian)	No	K-8	353
Parochial	St. Mary-Jesuit	No	K-8	244
Total Enrollment -----				2,327
Source: Boston Public Facilities Dept., April 1967 and Catholic Diocese.				
* Composed of the Julie Billiard School for Girls and the Christopher Columbus School for Boys.				
** Classes for retarded children in Michelangelo Junior High School building.				

### Ethnic Composition

Perhaps the most unique feature of the North End is that it is a strong Italian settlement. In 1960, over 8000 persons or about 94% of the total foreign stock in the North End were either born in Italy or or of Italian parentage. Consequently, such recreation activities as Bocci (a bowling game popular with Italians) and an active street life such as promenading, congregating to talk, and the playing of games, attracts residents of all ages throughout the day and evening. These and similar activities should be accommodated in the planning of recreational facilities in the North End.



## HOUSING

### Comparison of Number of Dwelling Units by Type of Structure in North End & Other Similar Areas

In 1960, about 4400 housing units were located in the North End. This represented only a four percent reduction in housing units since 1950, when there were about 4600 housing units. This annual decrease of 0.4% was the lowest, along with East Boston, among the five areas previously mentioned for comparison (see Table I). Both the South End and the City of Boston showed housing unit increases. The South End's increase being a rather large 3.9% annually (see Table I). Charlestown, however, experienced a slight decrease in the number of housing units during this period.

The North End is characterized by predominantly multi-family housing structures, with 98% of the units in structures containing three or more units in 1960 (see Table IV). These units are located in predominantly four-story or higher red brick row house structures with little, if any, open yard space adjacent to the structures, not even in the rear of the structures. The structures front directly on the narrow, treeless streets and alleys of the area. These streets and alleys provide the only open space directly adjacent to most housing structures. However, it is this type of orientation of houses to streets which contributes to the particular urban quality and old world charm of the North End.

### Relationship of Housing to Public & Private Open Space

Practically all of the playgrounds and the one playfield in the North End are within easy walking distance from many parts of the neighborhood. In fact, much of the neighborhood is within a 500-foot radius from most playgrounds. Areas beyond this radius are generally in the southern and eastern portions of the neighborhood nearest to the Central Artery and along North Street and Commercial Street. The only open spaces or facilities used for recreation purposes in these latter areas are not officially playgrounds. For example, the M.D.C. Ice Skating Rink, presently closed because of damaged mechanisms, is used informally by children for roller skating. The Rachael Revere Square near the Paul Revere House is more suited as a rest park as play equipment or other facilities do not exist. However, children use the brick walls of the square as backboards for "pimple" ball games.

Other areas of the North End, which are not playgrounds as such but are used for play, include Paul Revere Mall, Copps Hill Cemetery and Terrace, and of course the streets. With only about 9½ acres of public open space, almost half of which is located at the North End Beach and



and Playground on the waterfront, it is not difficult to appreciate that open space is heavily used and actively sought in this neighborhood of 11,000 persons. Coupled with the fact that what public open space does exist is poorly equipped and maintained, the undesirable condition of public recreation facilities in the North End is aggravated.

Private open space for the most part is nonexistent. What does exist is fenced and public use is prohibited.





## LAND USE

### Measurement of Area

The predominant land use in the North End is residential, as about 36 acres<sup>1/</sup> out of a total area of some 90 acres<sup>2/</sup> are devoted to housing. Strictly nonresidential land occupies about 54 acres which includes such areas as the U.S. Coast Guard properties and public open spaces.

### Land Use Pattern

Residential. Practically all residential properties are located within the area roughly bounded on the north and east by Commercial Street, on the west by Washington Street North, and on the south by the Central Artery. Little, if any, residential land is found north or east of Commercial Street in the North End.

Commercial. Commercial uses are found practically everywhere in the North End. Several warehousing establishments and sea food dealers are located along Commercial Street. Along Hanover Street, one of the principal neighborhood shopping streets, many restaurants, bakeries, clothing stores, and other retail facilities are found. Along the other major shopping street, crooked and narrow Salem Street, many open air markets are situated, with a major concentration near Cross Street. The majority of these commercial uses are located on the ground floor of four- to six-story walk-up apartment buildings.

Institutional-Public. Public facilities in the North End are scattered throughout the neighborhood in no particular pattern. The schools, public library and police and fire facilities seem well located for the areas they serve. A more specific description of these facilities follows.

There are two public school areas in the North End, both located in the northern part of the neighborhood on Charter Street -- Eliot Elementary and Michelangelo Junior High School. One other public facility is the Metropolitan District Commission Ice Skating Rink (temporarily closed) located on Stillman Street near the southern edge of the neighborhood.

Other public facilities such as the fire station on Hanover Street and the police station on Commercial Street are located on the two major traffic arteries within the neighborhood.

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<sup>1/</sup> Computed by adding up area of all residential parcels in North End.

<sup>2/</sup> Computed by use of planimeter.



Although the Boston Edison Company is a private institution, it serves a major public purpose and operates a large power station on North Street between Fleet Street and Clark Street. Another power station is located at the corner of Prince Street and Salem Street. Both facilities are surrounded by residential uses and are within one block from busy Hanover Street.

Further south on North Street near the entrance to the Callahan Tunnel are the City of Boston Printing Building and a police garage.

Along Parmenter Street, between busy Salem Street and Hanover Street, is the new North End Branch of the Boston Public Library. It is well located near the center of an active commercial area and, therefore, convenient to many pedestrians.

A new federal government facility, the Regional Office of Food and Drug Administration, Department of Health, Education and Welfare, is located in a nonresidential area of the North End in the extreme northwest corner on Commercial Street. The building has approximately 110 employees and was constructed in 1964.

Institutional-Private. A concentration of both private and public institutional uses, such as public recreational facilities, parochial schools and churches, are located in a five-block area south of Charter Street and north of Prince Street between Salem Street, and Hanover Street. This area is near the geographical center of the North End and situated here are public facilities such as Paul Revere Mall, Polcari Playground, and the North Bennet Street Public Bath and Gym. Also located here are the Christopher Columbus Roman Catholic Youth Center, St. Anthony's School, Central High School, St. Leonard's Church, the Bethel Christian Center, and the North Bennet Street Industrial School.

Two other parochial schools are located away from this center. St. Mary School, Rectory and Church are located in the southwest portion of the North End near Cooper Street. St. John's Elementary School is located in the southeast section across Sun Court Street from Sacred Heart Church near North Square.

There are several other private institutions such as sailor's societies, a settlement house, a veterans' association, benefit societies, and other private clubs and organizations located in no particular pattern in the North End.

Open Space-Public. There are about  $9\frac{1}{2}$  acres of public open space in the North End of which about  $7\frac{1}{2}$  acres are in public parks and playgrounds. They range in size from a few hundred square feet to over three and one-half acres in size. In comparison with other central areas of Boston, the North End has less public open space per 1000 population than three areas (City of Boston, Charlestown and the South End) and



about the same ratio as in East Boston (see below). A discussion on the adequacy of these open areas appears in Report Three of this series.

COMPARISON OF PUBLIC OPEN SPACES IN  
FOUR NEIGHBORHOODS AND THE CITY OF BOSTON  
BY ACRES PER THOUSAND PEOPLE

Area	Population	Local		Public		Total	
		Pks. & Plgds.	Acres/ 1000	School Plgds.	Acres/ 1000	Pks. & Plgds.	Acres/ 1000
North End-----	11,152	7.07	.63	.38	.03	7.45	.67
East Boston-----	29,335	6.88	.23	11.02	.38	17.90	.61
Charlestown-----	17,245	30.45	1.77	2.97	.17	33.42	1.94
South End-----	24,926	15.17	.61	4.66	.19	19.83	.80
City of Boston----	616,326	525.26	.85	175.47	.28	700.73	1.14

Most of the public open spaces in the North End are located in two general areas north of Prince Street. The first area is by far the larger, totaling seven and one-half acres. It includes the DeFillippo Playground, Copps Hill Cemetery and Terrace, the North End Park, and a small playground adjacent to Michaelangelo School. From the Copps Hill Terrace, as well as from North End Park, there are fine views of the waterfront, U.S.S. Constitution, and Bunker Hill Monument.

Ironically, not even the North End Park offers direct access to the harbor for this water surrounded peninsula community. A high chain-link fence is located along the water's edge here. However, a recent B.R.A. proposal to the Public Access Board of the Department of Natural Resources calls for the construction of a boat landing and pier between the existing park and the harbor line. While no boat launching facility is proposed because of the lack of space, the facility would provide a pleasant walkway, areas for pier fishing, and areas for sitting at the harbor's edge.

Open space in the second area -- generally between Salem Street and Hanover Street and south of Commercial Street -- is not continuous but scattered. The major open space, Paul Revere Mall connects St. Stephens Church, past the equestrian statue of Paul Revere, through a small courtyard to the Old North Church. Directly adjacent to the mall is the small Eliot School playground hidden behind a brick wall. Farther south between Prince Street and North Bennet Street is the Polcari playground surrounded by private and parochial schools and churches, and other private institutions. To the north of Paul Revere Mall are two additional but small playgrounds accessible from Charter Street -- the Charter Street and Foster Street playgrounds.



## PUBLIC OPEN SPACE IN THE NORTH END

Name	Acres
<u>Local Playgrounds</u>	
North End Beach and Playground-----	3.60
DeFilippo-----	1.13
Polcari-----	0.37
Charter Street-----	0.23
Foster Street-----	0.11
19-23 Cleveland Place (city-owned foreclosures)-----	0.04
Douglas Court-----	0.03
Subtotal-----	5.51
<u>Public School Playgrounds</u>	
Eliot-----	0.22
Michaelangelo-----	0.16
Subtotal-----	0.38
<u>Local Parks</u>	
Paul Revere Mall-----	0.83
Paul Revere Mall Extension (White Fund)-----	0.05
Rachael Revere Square-----	0.08
Copps Hill Terrace-----	0.60
Subtotal-----	1.56
<u>Cemetery</u>	
Copps Hill Cemetery-----	2.04
Grand Total-----	9.49





The remaining public open space in the North End is hardly negligible. It consists of Rachael Revere Square (.08 acres) near Paul Revere's House on North Square and the Douglas Court play area -- an uninviting space of not more than .01 acres.

The many narrow twisting streets of the area provide additional public open space for the competing needs of automobiles and trucks, shoppers and children.

In addition, the Freedom Trail which leads thousands of tourists annually via a marked route to Paul Revere's House and Old North Church winds circuitously through the narrow North End streets and a few public open spaces such as Paul Revere Mall. Several other sites of architectural and/or historic interest are either on or near the Freedom Trail route.

#### Vacant Land, Vacant Buildings & Parking Lots

An inventory of vacant land, vacant buildings and parking lots was made to determine the potential of utilizing some of these areas for additional recreational and open space (see Report Four). The recent survey<sup>3/</sup> indicated that there were 70 vacant parcels and at least 8 vacant building parcels in the North End. Most of the lots were very small and inaccessible by auto, but some adjacent vacant building parcels were as large as one-quarter of an acre. The following table provides additional information on the study.

#### VACANT LAND AND BUILDINGS AND PARKING LOTS IN THE NORTH END

Area	Number of Parcels	Sq. Ft.
Improved parking lots, designated for either private or commercial parking*-----	38	69,118
Vacant improved lots not used for parking-----	18	20,367
Vacant lots, unimproved but may be used for parking-----	14	45,815
Vacant buildings-----	3	7,907
Vacant buildings damaged-----	5	15,328
Total-----	78	158,535

\* Does not include 1.6-acre parking garage on Commercial St. at Prince St.

<sup>3/</sup> Conducted by B.R.A. Planning Department by checking a previous vacant land use study, current City Assessor's records and field checks. July 1967.



Street System. The street system in the North End, which provides for both vehicular and pedestrian access plus parking, is congested and difficult to negotiate. The congestion and confusion of this situation reaches its apex in the vicinity of the Central Artery, where vehicular traffic to and from the tunnels and from Hanover Street and Salem Street converge. Here they compete for right of way with shoppers and Freedom Trail tourists destined to or coming from downtown Boston.

Although one pedestrian way exists under the elevated expressway at this point, it is grim, uninviting and difficult to find, although it is marked as part of the Freedom Trail. Here the pedestrian also has to compete with cars attempting to park in the parking lots under the expressway. In addition, the pedestrian is required to cross busy Cross Street at grade to finally enter or leave the North End. Pedestrian access points under the Central Artery are equally obscure in other parts of the neighborhood.

In sum, pedestrian and vehicular access under the Central Artery to and from the North End is confusing, chaotic, dangerous, and at best an unpleasant experience.



TABLE I

COMPARISON OF POPULATION AND HOUSING CHANGES  
IN THE NORTH END, CHARLESTOWN, EAST BOSTON, SOUTH BOSTON  
AND THE CITY OF BOSTON

1950 - 1960

Area	1950 <sup>1/</sup> Popu- lation	1960 <sup>1/</sup> Popu- lation	Ave. Annual Percent Change 1950-1960 %	1965 <sup>2/</sup> Popu- lation	Ave. Annual Percent Change 1950-1960 %	1950 <sup>1/</sup> No. of Dwelling Units #	1960 <sup>1/</sup> No. of Dwelling Units #	Ave. Annual Percent Change 1950-1960 %
North End-----	15,138	12,118	- 1.99	11,152	- 0.8	4,571	4,401	- .4
East Boston-----	39,526	31,840	- 1.9	29,335	- 1.6	10,929	10,510	- .4
Charlestown-----	31,332	20,147	- 3.6	17,245	- 2.9	6,957	6,443	- .7
South End-----	55,459	34,176	- 3.8	24,926	- 5.4	14,719	20,492	+ 3.9
City of Boston-----	801,444	697,197	- 1.3	616,326	- 2.3	222,079	238,838	+ .8

<sup>1/</sup> U. S. Census of Population and Housing, 1950 and 1960.

Note: North End population and housing figures reflect adjustments in some block figures to modify irregularities found in the U. S. Census of Housing, Block Statistics for Boston in 1950 and 1960.

<sup>2/</sup> Massachusetts State Census.



TABLE II

COMPARISON OF POPULATION DENSITY  
IN THE NORTH END, CHARLESTOWN, EAST BOSTON, SOUTH END  
AND THE CITY OF BOSTON  
1950, 1960 AND 1965

(Persons per Residential Acre)

Area	Resi- dential Acreage	1950 Popu- lation	1950 Pop/ Acre	1960 Popu- lation	1960 Pop/ Acre	1965 Popu- lation	1965 Pop/ Acre	Percent Change 1950-1965
North End-----	36	15,138*	420.5	12,118	336.6	11,152	309.8	- 26.3%
East Boston-----	105	39,526	376.4	31,840	303.2	29,335	279.4	- 25.7%
Charlestown-----	129	31,332	242.9	20,147	156.2	17,245	133.7	- 45.0%
South End-----	200	55,459	277.3	34,176	170.9	24,926	124.6	- 55.1%
City of Boston-----	14,575	801,444	54.9	697,197	47.8	616,326	42.3	- 23.0%

\* See Note, Table I.





TABLE III

COMPARISON OF AGE DISTRIBUTIONS OF  
NORTH END, EAST BOSTON, CHARLESTOWN, SOUTH END  
AND THE CITY OF BOSTON

1960

Area	Under 10 Yrs. of Age		10-19 Yrs.		20-29 Yrs.		30-39 Yrs.		40-49 Yrs.		50-59 Yrs.		60-69 Yrs.		70 & Over		Total
	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%	
North End	1,790	15.0	1,780	14.9	1,492	12.5	1,710	14.3	1,741	14.6	1,194	10.0	1,164	9.7	1,074	9.0	11,914
East Boston	6,129	19.2	5,176	16.3	4,248	13.3	4,446	14.0	4,335	13.6	2,981	9.4	2,539	8.0	1,986	6.2	31,840
Charlestown	4,232	21.0	3,623	18.0	2,689	13.3	2,302	11.4	2,340	11.6	2,093	10.4	1,623	8.1	1,245	6.2	20,147
South End	4,555	13.3	3,631	10.6	4,413	12.9	4,326	12.7	4,601	13.5	4,794	14.0	4,405	12.9	3,451	10.1	34,176
City of Boston	121,312	17.4	103,185	14.8	99,699	14.3	86,452	12.4	83,664	12.4	81,572	11.7	69,023	9.9	52,987	7.6	697,197

Source: U. S. Census of Population of 1960.

Note: Population figures for the North End do not reflect adjustments made in Tables I & II. (See Note - Table I)  
For simplicity, figures as presented in the census were used to indicate only the above general comparisons in this table.



TABLE IV

COMPARISON OF NUMBER OF HOUSING UNITS BY TYPE OF STRUCTURE  
 CHARLESTOWN EAST BOSTON, NORTH END, SOUTH END  
 AND THE CITY OF BOSTON

1960

Area	Total	1-Unit		2-Unit		3 & 4-Unit		5-9-Unit		10 or More	
		No.	Pct.	No.	Pct.	No.	Pct.	No.	Pct.	No.	Pct.
North End-----	4,330	54	1.3%	48	1.1%	1,803	41.6%	1,785	41.2%	640	14.8%
East Boston-----	10,510	703	6.7%	1,538	14.6%	6,908	65.7%	878	8.4%	493	4.6%
Charlestown-----	6,443	1,148	17.8%	1,158	18.0%	2,412	37.4%	677	10.5%	1,048	16.3%
South End-----	20,492	2,435	11.9%	790	3.9%	4,912	24.0%	6,259	30.5%	6,096	29.7%
City of Boston-----	238,838	39,158	16.4%	37,108	15.5%	81,556	34.1%	31,681	13.3%	49,335	20.7%

Source: U. S. Census of Population and Housing, 1960.

Note: Housing unit figures for the North End do not reflect adjustments made in Tables I and II (see note Table I). For simplicity, figures as presented in the census were used to indicate only general comparisons in this table.



NORTH END RECREATION AND  
OPEN SPACE STUDY

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II. INVENTORY OF EXISTING SUPPLY OF RECREATION  
AND OPEN SPACE FACILITIES

Prepared for:  
Parks & Recreation Department  
by  
Planning Department  
Boston Redevelopment Authority

1967



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OPEN SPACE STUDY

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LOCATION OF NORTH END  
STUDY AREA BOUNDARIES  
SCALE 1" = 400'

COMMERCIAL ST.

CHARTER ST.

SNOW HILL

SHEAFE ST.

UNITY ST.

BATTERY ST.

LINCOLN WHARF

SUMNER

EDDY ST.

SALEM ST.

CLARK ST.

THACHER ST.

COOPER ST.

NO. MARGIN ST.

SALEM ST.

MANOVER ST.

NORTH ST.

SARGENTS WHARF

AVE.

LEWIS WHARF

NEW CONGRESS ST.

NORTH ST.

COMMERCIAL ST.

MERCANTILE ST.

ST.

LOCATION OF NORTH END  
STUDY AREA BOUNDARIES  
SCALE 1" = 400'

WINTON ST.

OLD MARKET

CHATELAIN ST.

COMMERCE ST.

ST.

T. WHARF

LONG WHARF

CENTRAL WHARF

CENTRAL ST.

RIVER ST.

INDIA ST.

ST.

INDIA WHARF

CORNBESS ST.

CENTRAL ST.

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INTRODUCTION

To better understand the recreation and open space needs in the North End, it is important to know what facilities of this type are available, their condition, activities and their programs. For this reason an inventory of the existing supply of recreation and open space facilities was compiled. The inventory is presented in the following order:

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1. PUBLIC PARKS AND OPEN SPACES	4
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3. PUBLIC SCHOOL PLAYGROUNDS	13
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5. PRIVATE AND PAROCHIAL SCHOOLS	17
6. PRIVATE AND CHURCH AFFILIATED RECREATION FACILITIES	21

Under these six groupings the following applicable and available information is provided:

Name  
 Location  
 Operating Agent  
 Year Constructed  
 Area  
 Landscape, Topography  
 Facilities  
 Activities  
 Program  
 Personnel  
 Users  
 Surrounding Land Use  
 Positive Features  
 Problems  
 Other Comments



SUMMARY OF RECREATION AND OPEN  
SPACE FACILITIES INVENTORY

<u>Type of Facility</u>	<u>Number</u>	<u>Acres</u>
Public Parks and Open Spaces	5	3.60
Public Play Fields and Playgrounds	7	5.51
Public School Playgrounds	2	0.38
Other Public Recreational Facilities	2	N.A.
Private and Parochial Schools	5	N.A.
Private and Church Affiliated Recreation Facilities	4	N.A.
		<hr/>
Total Public Outdoor Open Space		9.49
		<hr/> <hr/>



## PUBLIC PARKS AND OPEN SPACES

1. Copps Hill Terrace

Location: Between Commercial Street and Charter St.  
near North End Park

Operating Agent: City

Year Constructed: 1893

Area: 0.60 Acres

Landscape, Topography: Terraced from top of Copps Hill to Commercial  
Street, grass, paving, a few trees.

Facilities: Shelter, steps

Activities: Children play, but there is no play equipment,  
adults rest or stroll

Program: None

Personnel: None

Users: Adults, children

Surrounding Land Use: School, cemetery, playground, police station

Positive Features: Topographic changes; fine views to waterfront,  
USS Constitution and Bunker Hill Monument;  
mature trees provide shaded areas

Problems: Stonework is soiled and sprayed on with paint,  
landscaping is poor, paving and steps are  
cracked.

General Remarks: Potential of this small park has been largely  
ignored

2. Paul Revere Mall

Location: Between Hanover Street and Unity Street near  
Tileston Street

Operating Agent: City

Year Constructed: 1925

Area: 0.83 Acres

Landscape, Topography: Brick paving, trees, flat

Facilities: Lavatories, benches, historic plaques, statue,  
fountain





Activities: Pedestrian activity as part of Freedom Trail, old men playing cards in one corner, mothers with children sitting in sun nearer Hanover Street, other children running, playing.

Program: None -- except as part of Freedom Trail for tourists to follow

Personnel: None

Users: Old men, mothers and children, tourists

Surrounding Land Use: Churches, school, commercial, residential

Positive Features: Visually links two picturesque old churches via a landscaped mall; heavily used by local residents as it is centrally located

Problems: Paving is in disrepair; some trees have not been replaced; walls and plaques are defaced with paint; area is strewn with litter; toilets are not clean

General Remarks: Because of heavy use, area should receive extra maintenance, especially since the area is located on the Freedom Trail. Needs better landscaping care.

### 3. Paul Revere Mall Extension

Location: Between Unity Street and Old North Church (13 Unity Street)

Operating Agent: City (developed by White Fund)

Year Constructed: Not available

Area: 0.05 Acres

Landscape, Topography: Brick Paving, trees, flat

Facilities: None

Activities: Pedestrian activity from Paul Revere Mall to Old North Church

Program: On Freedom Trail route

Personnel: None necessary

Users: Tourists, small children



Surrounding Land Use: Restored historic house, church, small bakery, church garden

Positive Features: Very pleasant space, provides access to Old North Church from Paul Revere Mall

Problems: None

General Remarks: Seems to receive better maintenance than Paul Revere Mall

#### 4. Rachael Revere Square

Location: North Square at North Street

Operating Agent: City

Year Constructed: 1945

Area: 0.08 Acres

Landscape, Topography: Asphalt paving, brick wall, flat, raised, no landscaping

Facilities: Benches built along wall, flagpole

Activities: Children play "pimple" ball games using wall as back board, mothers sit with babies

Program: None

Personnel: None

Users: Children, mothers

Surrounding Land Use: Paul Revere's House, historic Hichborn House, residential, Callahan Tunnel Building

Positive Features: Small off street open space; potentially attractive brick wall

Problems: Walls are marked on with spray paint; no shaded sitting areas for hot days; no landscaping

General Remarks: Small space is heavily used by children, especially during school recess at nearby St. John School. Proximity to historic houses makes good location for rest area for tourists.



5. Copps Hill Cemetery

Location:	Hull Street at Snowhill Street
Operating Agent:	City
Year Constructed:	1659
Area:	2.04 Acres
Landscape, Topography:	Old tombstones, grass, few trees, paved walks, generally flat, top of hill
Facilities:	Bench
Activities:	Residents and tourists strolling, children playing
Program:	None
Personnel:	None
Users:	Children climb fences and play in cemetery, tourists
Surrounding Land Use:	Residential, school, park
Positive Features:	Large full trees provide shaded areas for relaxing in pleasant area; good views to waterfront and Charlestown Navy Yard, USS Constitution and Bunker Hill Monument; interesting old tombstones
Problems:	Some walls and tombstones have been defaced with paint or are broken. Grass needs cutting
General Remarks:	Cemetery has park-like atmosphere and is of historic interest. Gates are only open from Hull Street. Charter Street gate is usually locked prohibiting access to Copps Hill Terrace from the cemetery. Cemetery is noted in Freedom Trail brochure, but not officially part of the walking tour.



## PUBLIC PLAYFIELDS AND PLAYGROUNDS

(INCLUDING IMPROVED FORECLOSED PROPERTIES USED FOR PLAY)

1. Charter Street Playground

Location:	Charter Street at Greenough Lane
Operating Agent:	City
Year Constructed:	1940
Area:	0.23 Acres
Landscape, Topography:	Asphalt paving, high chain-link fencing
Facilities:	Benches, one set of swings (no seats)
Activities:	Older children playing ball throwing games, mothers sitting with children in sun
Program:	None
Personnel:	None
Users:	Older children, mothers with children
Surrounding Land Use:	Residential
Positive Features:	Off-street open area; pedestrian passageway along side of playground links Charter Street with Commercial Street through interior of block.
Problems:	Benches are broken, swings have no seats, paving is in disrepair
General Remarks:	Very unpleasant and uninviting playground, nothing much to do in it.

2. DeFillipo Playground

Location:	Prince Street at Snowhill Street
Operating Agent:	City
Year Constructed:	1937
Area:	1.13 Acres





Landscape, Topography: Asphalt paving, no landscaping, mostly flat, terraced at one end, chain link fences and brick walls on all sides

Facilities: Basketball court, sand box, benches, 2 six unit swings, metal climber, concrete tubes, tot-lot

Activities: Mothers sitting with children in tot-lot area, older children playing ball games

Program: None evident

Personnel: One supervisor provided by city during summer months

Users: Mothers with babies, small children, older children

Surrounding Land Use: Three and four story apartment buildings, parking garage

Positive Features: Largest continuous open hard surface play area in North End; terraces and stone wall along Snow Hill Street provide interest

Problems: Location of tot lot area interferes with older children's ball games and takes up part of continuous level open space which is rare in the neighborhood. Tot lot area should be moved to terrace levels. There are no shaded areas for sitting or quiet play. Asphalt surface becomes too hot on hot sunny days. Chain link fences plus appearance of play equipment gives harsh, unappealing appearance. Walls are defaced with paint

General Remarks: Mothers remark that tot lot is dangerous as kids fall off equipment on to hard asphalt. Potential of this relatively large playground is largely ignored.

### 3. Douglas Court Play Area

Location: Entrance between 147-149 Endicott Street, off-street in interior of block

Operating Agent: City

Year Constructed: 1952

Area: 0.03 Acres



Landscape, Topography: Asphalt paving, flat

Facilities: Benches, one light

Activities: None observed, except teen-age boys talking (April, 1967)

Program: None

Personnel: None

Users: Teen-age boys

Surrounding Land Use: Residential, St. Mary's Church across the street

Positive Features: Off street location, provides light and open space for adjacent residences

Problems: Broken brick walls present unsightly appearance; ground area not improved or landscaped; walls marked with spray paint

General Remarks: Presently a very unpleasant place; invites trouble as area is secluded and unobservable from street.

#### 4. Foster Street Playground

Location: Foster Street near Commercial Street

Operating Agent: City

Year Constructed: 1930

Area: 0.11 Acres

Landscape, Topography: Asphalt paving, high chain link fence, flat

Facilities: Swing set (no swing seats)

Activities: None observed, April 1967

Program: None

Personnel: None

Users: None observed

Surrounding Land Use: Residential



Positive Features: Shape of play area lends itself to court games, i.e., basketball

Problems: No seats on swing set; concrete surface is not level; paint markings on walls; usually dirty and littered although it was recently cleaned up; no landscaping to soften harshness of hard surfaces, unsightly chain link fencing

General Remarks: Very poorly equipped playground; nothing to do; uninviting

#### 5. North End Beach & Playground

Location: 471 Commercial Street across from Copps Hill Terrace

Operating Agent: City

Year Constructed: 1893

Area: 3.6 acres (3.2 additional acres under water to pier line)

Landscape, Topography: Grass (well worn), paving for pool areas and basketball courts, soft base for bocci courts, no trees, flat

Facilities: Playfield with two baseball diamonds and bleachers (1.9 acres); two swimming pools and bath house including showers, toilets and dressing rooms (0.6 acres); one wading pool (0.08 acres); tot lot with slide and climber; flagpole; and basketball court

Activities: Field Games, swimming

Program: Parks and Pony leagues use field for softball games

Personnel: Three life-guards

Users: 300-1000 use pool on hot day, fields and courts also well used

Surrounding Land Use: Police station, park, wholesale uses, Navy Yard across harbor, Coast Guard and commercial

Positive Features: Largest public open area in North End; water-front location; good pool facilities; only playfield facilities in neighborhood; across street from Copps Hill Terrace and cemetery and near junior high school



Problems: Playfield surface is worn; softball diamonds are incorrectly laid out in relation to sun; and outfield area is tight; poor maintenance of playfield area; no landscaping; no direct access to waterfront because of fences

General Remarks: Good views of Navy Yard and harbor activities; only playfield area is heavily used by organized city wide recreation programs, which preempts informal use by North End residents

## 6. Polcari Playground

Location: Between Prince Street and North Bennet Street

Operating Agent: City

Year Constructed: 1897

Area: 0.37 Acres

Landscape, Topography: Asphalt paving, no trees, bushes or grass, flat

Facilities: None

Activities: Heavily used by children of all ages enrolled in surrounding schools, "pimple" ball games, running, stand-sitting

Program: None evident

Personnel: None official, except nuns from adjacent parochial schools

Users: Pupils from schools, mothers with babies

Surrounding Land Use: Schools, church, gym, youth center, residential, commercial

Positive Features: Heavily used because it is well located in center of neighborhood and near schools and other public and private recreational facilities; because of its location in the middle of the block, it allows passage from Prince Street to N. Bennet Street.

Problems: No play equipment; very noisy because of heavy use during recess; no lighting; no landscaping

General Remarks: Children play "pimple" ball games against walls; could be a very exciting play area if well-equipped and designed. Any improvement would guarantee heavy use.





7. Cleveland Place (foreclosed property)

Location: 19-23 Cleveland Place

Operating Agent: City of Boston (Real Property Dept.)

Year Constructed: N. A.

Area: 0.04 Acres

Landscape, Topography: Asphalt paving, flat

Facilities: None

Activities: Children play handball against adjacent brick walls

Program: None

Personnel: None

Users: Children of immediate neighborhood

Surrounding Land Use: Four-story apartment residential

Positive Features: Inner block open space; sunny area

Problems: No facilities or landscaping as it is not an official playground operated by the city; property is owned by City of Boston Real Property Dept. through foreclosure

General Remarks: These three vacant parcels were paved by the city and provides a small public open area in dense surroundings; potential opportunity exists for private and public cooperation in development and operation of this space.

PUBLIC SCHOOL PLAYGROUNDS1. Eliot Elementary School

Location: Charter Street near Hanover Street

Operating Agent: City

Year Constructed: 1932

Condition: Fair

Area: 0.22 Acres in playground, total site 0.41 Acres



Landscape, Topography: Asphalt paving, chain link fences, flat

Facilities: None, except game courts, painted on asphalt, i.e., hopscotch

Activities: Children playing hopscotch, etc.

Program: None

Personnel: Teachers supervise at recess

Users: Pupils of Eliot School

Surrounding Land Use: Paul Revere Mall, fire station, residential

Positive Features: Adjacent to school and Paul Revere Mall

Problems: Too small

General Remarks: This school playground is separated from Paul Revere Mall by a gate - most of the time which is locked. Also, it is near Charter St. Playground

## 2. Michelangelo Jr. High School

Location: Charter Street at Michelangelo St.

Operating Agent: City

Year Constructed: 1919. Additions: gymnasium in 1921, auditorium in 1930

Area: 0.16 Acres of playground-parking lot, total site 0.47 acres

Landscape, Topography: Asphalt paving, flat

Facilities: Nothing outside. Small 30' x 50' gym with basketball hoops inside---gym also used for volley ball. Auditorium with stage and service rooms.

Activities: None observed in playground

Program: None

Personnel: None

Users: Elementary school-age children who are enrolled in special classes for retarded children at junior high school



Surrounding Land Use: Residential, cemetery

Positive Features: Open area is adjacent to school building

Problems: Outside area is used primarily as parking lot for teachers; no expansion possibilities; indoor facilities are obsolete. All recreation facilities are totally inadequate for a junior high school.

General Remarks: Physical Education instructors supervise softball games at North End Park during school day afternoons. This junior high school has a history of decreasing enrollment.

OTHER PUBLIC RECREATIONAL FACILITIES

1. Cuttillo Skating Rink (Ice)

Location: Stillman Street off Salem Street

Operating Agent: Metropolitan District Commission; city owns land

Year Constructed: 1961

Area: 0.29 Acres

Landscape, Topography: 100% building coverage, no landscaping, flat

Facilities: Ice Skating rink with a roof; temporarily closed

Program: None at present

Personnel: A detective agency is under contract with M.D.C. to protect the property from 10 a.m. to 10 p.m. daily

Users: The ice rink is used by small children as a roller skating rink while the ice-making mechanism is broken. Also, St. Mary School pupils use it at recess - the guard lets the kids in to play.

Surrounding Land Use: Residential and commercial

Positive Features: Newest recreational facility in the North End



Problems: Rink is poorly located on a small site in the midst of residential and commercial uses. Damaged mechanisms caused ammonia leaks from ice making machine. Noise from kids waiting to get in facility is objectionable to Stillman Street residents. Rink was well used when first opened but attendance declined more recently before it was closed. Norton Street side is strewn with litter, broken glass, etc.

General Remarks: The City of Boston owns the land upon which the \$100,000 W.D.C. facility is built. Currently, M.D.C. is planning to re-open the rink this winter by repairing the ammonia ice making mechanism at a cost of about \$8,000. Also, M.D.C. is making an effort to find additional land space adjacent to the facility for a warming room and sanitary facilities.

2. North Bennet Street Public Bath (and Gym)

Location: 30 North Bennet Street, major entrance from Polcari Playground.

Operating Agent: City.

Year Constructed: 1906.

Area: 0.14 Acres.

Landscape, Topography: Almost 100% building coverage, no landscaping, flat.

Facilities: Public bath, gym on third floor, locker room and showers for gym on second floor, basketball court in gym.

Activities: Bathing, basketball, boxing.

Program: North End Athletic Association uses it for their basketball program; Central High School uses gym four times a week for physical education classes.

Personnel: Two, full time.

Users: Teenage boys playing basketball, general public may also use public baths.

Surrounding Land Use: Schools, playground, residential





Positive Features: Combination of public gym and shower facilities aids in fulfilling a basic recreation and health need in the neighborhood.

Problems: Gymnasium and shower facilities appear soiled and antiquated; grim interior environment because of drab soiled appearance.

General Remarks: There is a great deal of demand for the small gym facility by N.E.A.A., Central High School and other neighborhood groups who do not possess gymnasium facilities. Although attendance of shower facilities is slipping, there apparently is enough demand for such public bath facilities in the neighborhood to not warrant abandonment.

PRIVATE AND PAROCHIAL SCHOOLS

1. North Bennet Street Industrial School

Location: 39 North Bennet Street

Operating Agent: Private

Year Constructed: 1916 or earlier

Lot Size: 0.13 Acres

Landscape, Topography: None, practically 100% lot coverage, flat

Facilities: Gym, small playground outside with basket hoops

Activities: Basketball, badminton, bowling (use commercial alley)

Program: Run a summer program for boys and girls at camp

Personnel: 6 full-time and 25 part-time

Users: N.E.A.A. boys and students of school

Surrounding Land Use: Residential

Positive Features: Provides several social, educational and recreational services in the North End

Problems: Limited budget to provide recreational services; limited possibility of expanding small outdoor open space

General Remarks: Old school building with practically no open space around it; runs several social services like a settlement house.



2. Central High School (composed of Christopher Columbus High School (Boys) and Julie Billart High School (Girls))

Location: 20 Tileston Street

Operating Agent: Archdiocese

Year Constructed: 1916 or earlier

Area: 0.54 acres total; 0.29 acres is open area but most is used for parking

Landscape, Topography: None, flat

Facilities: Small gymnasium; class rooms for club meetings; cafeteria for dances;

Activities: Boys basketball at gym at Public Bath across the street four times a week between 2-3 p.m.; girls' basketball at nearby Christopher Columbus Recreation Center, also cheerleading, educational and religious clubs

Program: Limited athletic program for girls, primarily after school; besides use of gym at public bath, boys have annual field day at North End Beach and Playground and Charlesbank.

Personnel: 4 male teachers serve and supervise athletic program for boys; also the girls athletic program is supervised by one part time gym teacher and one part time basketball coach

Users: Central High Students

Surrounding Land Use: Residential, playground, public bath, monastery

Positive Features: Only high school facility in North End

Problems: Difficulty in arranging for ample gymnasium time-space for boys at gym at the public bath for a well rounded athletic program.

General Remarks: Boy's principal would like to make full use of public bath house gym and remodel it for gym and auditorium purposes. He says there needs to be more supervised recreational programs at playgrounds and gain more adequate operational financing rather than more capital outlays for playgrounds in North End. Sister Denise,



principal of the girls' division, viewed girls' indoor program needs as art classes, bi-lingual reading specialist, and expansion of extra curricular program. She also said there is need for an adult education program in North End.

### 3. St. Anthony School(Grades K-8)

Location: 53 Prince Street

Operating Agent: Archdiocese

Year Constructed: Early 1900's

Area: 0.44 Acres

Landscape, Topography: None, flat

Facilities: Use outdoor Polcari Playground, no gymnasium or activities room, some teachers use Boston University Channel 38 programs for physical exercise for 15 minutes a day

Activities: Ball games, hopscotch, etc.

Program: None

Personnel: Teachers supervise at recess in Polcari Playground

Users: Pupils (as well as many adults in area)

Surrounding Land Use: Playgrounds, public bath, residential, youth center

Positive Features: School is adjacent to a public playground; building is in fair condition

Problems: No indoor recreation facilities

General Remarks: This very old school with no indoor recreational facilities is making use of what facilities are available (i.e., Polcari Playground) during school hours. After school, activities are not planned by school, but children use facilities at North End Union and North End Park.



4. St. John School (Grades K-8)

Location: 9 Moon Street

Operating Agent: Archdiocese

Year Constructed: Before 1911

Area: 0.37 Acres

Landscape, Topography: None, flat

Facilities: None

Activities: Jump rope, hopscotch on streets (See General Remarks)

Program: None

Personnel: None

Users: None

Surrounding Land Use: Church, residential

Positive Features: School building is in good condition as it has recently been remodelled

Problems: No outdoor playspace

General Remarks: Three adjacent streets are blocked off partially from traffic and guarded by a policeman to provide a play area for school children at lunch time. These streets are Moon Street, Sun Court Street and part of Lewis Street. Also children play at Rachel Revere Square and in North Square if it is supervised. Sun Court Street is not used by vehicles too much as there are no residents on the one block street which require access

5. St. Mary School (Grades K-8)

Location: 33 Stillman Street

Operating Agent: Archdiocese

Year Constructed: N.A.

Area: 0.32 Acres

Landscape, Topography: None, flat





Facilities: None, but use Knights of Columbus yard and Cutillo Skating Rink during recess for playground space

Activities: Hopscotch, small ball games

Programs: None

Personnel: Teachers supervise at recess

Users: Pupils

Surrounding Land Use: Residential, skating rink

Positive Features: School is old but in fair condition

Problems: No adequate indoor recreational facilities or outdoor adjacent play space

General Remarks: Extremely old school building which is only being half-used. There is an old gym on top floor but is not utilized as that part of the building is closed.

PRIVATE AND CHURCH AFFILIATED RECREATIONAL FACILITIES

1. Christopher Columbus Youth Center

Location: 44 Prince Street and Parmenter Street

Operating Agent: Archdiocese

Year Constructed: 1950

Area: 0.82 Acres

Landscape, Topography: Asphalt paving of all open space around building, some of open space is used for parking, flat

Facilities: Gym, auditorium, basketball court, volleyball net, badminton net

Activities: Basketball, gymnastics, volleyball, ceramics, badminton

Program: The gym is used by schools and athletic groups in the North End. Central High uses it for varsity basketball games and gym classes. The N.E.A.A. and Pop Warner's league uses the gym also for their league basketball games. Other rooms in the center are used for adult education ceramic classes as well as for meetings by other groups.



**Personnel:** Teachers from Central High are part time supervisors during the school's physical education activities. N.E.A.A. and Pop Warner personnel supervise their own games. Father Pius of Central High is the Director of the Youth Center

**Users:** Central High School students, other group members

**Surrounding Land Use:** Library, residential, commercial, schools

**Positive Features:** Largest and newest gymnasium in the North End. Building is in very good condition with excellent recreation facilities

**Problems:** Since the gym is in high demand, there are difficulties in coordinating the use of the facility by the various groups

**General Remarks:** Father Pius remarks that groups such as the North End Union, North End Athletic Association, the North Bennet Street Industrial School and others concerned with recreation in the North End should get together and coordinate their activities so they do not compete for the limited recreation space in the neighborhood.

## 2. Bethel Christian Center:

**Location:** 332 Hanover Street

**Operating Agent:** Baptist Church

**Year Constructed:** 1911 or earlier

**Area:** 0.12 Acres

**Landscape, Topography:** None, flat

**Facilities:** Playroom

**Activities:** Gymnastic, volleyball, weight-lifting, wrestling, basketball

**Program:** Recreation clubs after school, games, crafts

**Personnel:** Four full-time professional staff, three part-time staff members

**Users:** Approximately 300 children a week



Surrounding Land Use: Commercial, school

Positive Features: Provides important recreational and social services to the community. Recreation facilities are small but adequate

Problems: None mentioned in interview

General Remarks: The Bethel Center uses other facilities for basketball because they have none large enough for the sport. Building is well located on Hanover Street not far from Polcari Playground and schools

### 3. North End Union (Settlement House)

Location: 20 Parmenter Street

Operating Agent: Benevolent Fraternity of Unitarian Churches (Shares in United Fund)

Year Constructed: 1916

Lot Size: 0.11 Acres

Landscape, Topography: None, flat

Facilities: Two gyms, game rooms, showers, meeting rooms, auditorium and stage, kitchen and offices

Activities: Parties, dances, games, special interest classes, gymnastics, weight-lifting, wrestling, basketball, soccer, senior citizen activities

Program: Outdoor program uses city' parks and programs and Camp Parker for both boys and girls. In-door program includes individual and team activities as arranged. The N.E.U. cooperates with the N.E.A.A. and its organized athletic programs.

Personnel: Three full-time professional staff, 17 part-time workers, 35-45 volunteers

Users: 1000-1100 people; 1/2 over 18 years

Surrounding Land Use: Residential, library

Positive Features: The N.E.U. provides space for many North End social and welfare groups and agencies and performs a community center type function for the neighborhood.



Problems: Additional operating funds are needed to expand the gym program. The building is old but in good condition.

General Remarks: The N.E.U. would like to remodel their building to have more usable space.

4. Knights of Columbus

Location: 41-43 N. Margin St.

Operating Agent: Knights of Columbus (fraternal organization)

Year Constructed: 1924

Condition: Good

Area: .34 acres total, .27 acres out-doors

Landscape, Topography: None, flat

Facilities: One gym, pool room

Activities: Varied for members only

Program: None for adjacent outdoor yard surrounding building; St. Mary School students use yard for play during recess

Personnel: N.A.

Users: Own members

Surrounding Land Use: Residential

Positive Features: Has some open space in dense surroundings

Problems: None mentioned in interview

General Remarks: Planning to expand recreational facilities for own members within building





NORTH END RECREATION AND  
OPEN SPACE STUDY

III. ADEQUACY, NEEDS AND GOALS  
PERTAINING TO RECREATION  
AND OPEN SPACE FACILITIES

Prepared for:  
Parks & Recreation Department  
by  
Planning Department  
Boston Redevelopment Authority





SECTION OF THE CITY OF NEW YORK  
STREET MAP OF THE CITY OF NEW YORK  
SCALE OF 1" = 100'

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NO. 169 ST.

NO. 170 ST.

NO. 171 ST.

SUMMIT ST.

LINCOLN WHARF

SARGENT'S WHARF

LEWIS WHARF

LONG WHARF

WATER ST.



TABLE OF CONTENTS

Report One of this study and Recreation and Open Space Study contributed background information on the neighborhood's population, housing and land use characteristics. Report Two included a complete inventory of all private and public open space and recreation facilities within the North End. This third report analyzes these facilities in terms of their adequacy in meeting the recreation and open space needs of over 11,000 residents in the North End area of Boston.

It is important to determine the adequacy of outdoor recreation and open space facilities as well as indoor recreation facilities in terms of quantity, quality and need, before developing specific goals and proposals for improvement and expansion. This analysis can aid in the formulation of proposals which are most beneficial to the people in the neighborhood and in the determination of priorities for implementation.

Both outdoor and indoor recreation facilities were analysed. The following aspects of outdoor recreation were examined:

- . Total Amount of Open Space
- . Individual Sizes of Outdoor Recreation Areas
- . Types of Outdoor Recreation and Open Space Areas
- . Activities and Facilities at Outdoor Recreation Areas
- . Condition of Facilities
- . Outdoor Recreation Programs
- . Location of Parks and Playgrounds in Relation to Population and Orientation to Waterfront
- . Pedestrian Connections of Open Space
- . Relationship of Outdoor Recreation Areas to Historical and Architectural Features
- . Summary of Outdoor Recreational Facilities in the North End
- . Outdoor Recreation Needs

This is followed by an analysis of indoor recreation facilities which included:

- . Types of Indoor Recreation Facilities
- . Location in Relation to Population
- . Location in Relation to Schools
- . Activities and Facilities
- . Condition
- . Programs
- . Summary of Indoor Recreation Facilities
- . Indoor Recreation Needs

Following this analysis of both outdoor and indoor recreational facilities, general guidelines are developed to aid in determining priorities for the actual development of existing and for additional recreational facilities in the North End.



OUTDOOR RECREATION FACILITIES IN THE NORTH ENDTotal Amount of Open Space

There are about 9 $\frac{1}{2}$  acres of open space in the North End, of which 7 $\frac{1}{2}$  acres are in local parks and playgrounds and public school playgrounds. Recreation standards reviewed indicate that, for a neighborhood of 11,000 persons at a density of over 500 persons per residential acre, this amount appears inadequate. In fact, less than one acre is devoted to these local facilities in both Boston and the North End.\*

General recreation standards, however, are usually not as applicable to high density neighborhoods such as the North End where the availability of land for recreation purposes is extremely limited. These standards are more useful as general guidelines for overall city planning, especially in the planning of undeveloped land.

Individual Sizes of Outdoor Recreation Areas

Rather than the application of generalized recreation standards, a more realistic appraisal of recreation facilities in high density neighborhoods is determined by fitting recreational activities desired to the space available to accommodate them. While total land in local parks and playgrounds appear inadequate in the North End, playfield areas for field games for older children and young adults are more inadequate than the smaller spaces for activities of younger children.

Only two of the playgrounds are over one acre in size (North End Beach and Playground and DeFillippo Playground). Two others are between one-quarter and one-third of an acre in size (Charter Street Playground and Polcari Playground, respectively). The three remaining play areas are only a few hundred square feet in size.

The two-acre playfield area at North End Beach and Playground is the only play area with turf area for field games. The outfield area of these two softball diamonds merge and create a tight situation for ball playing. Also, the two softball fields are heavily used by organized athletic programs, making informal use of the field difficult at certain times of the year. Additional playfield areas are needed for North End teenagers and young adults.

DeFillippo is the only other playground with an area large enough for field games; however, the surface is not grass but mowed. In addition, the open area is interrupted by the play lot which is poorly situated in the flat open area making it difficult to engage in field games and creating a potentially hazardous condition for those in the play lot area.

Space wise, none of the other playgrounds are large enough to support basketball and other facilities and play courts and play lot equipment at others. Only the North End Beach and Playground and DeFillippo

\* 0.85 acres per 1000 persons in Boston and 0.63 acres per 1000 persons in the North End.





Playground are large enough to support a wide range of active and passive recreation facilities. The remaining play areas are large enough only for limited activities. However, most of the playgrounds are close enough to one another that limited activities at each does not appear unreasonable.

#### Types of Outdoor Recreation and Open Space Areas

The North End has a variety of outdoor recreation facilities, including one small playfield, two swimming pools, six small playgrounds (one of which includes a play lot), several small parks, a 300-year-old park-like cemetery, at least a half dozen significant historic sites and buildings, and a fairly new skating rink which is currently closed.

It appears from first glance that the North End is well supplied with outdoor recreation facilities. A closer look indicates that the condition of most of the facilities is poor and the play activities at some of the recreation facilities are limited. In sum, the outdoor recreation facilities in the North End are varied, but in poor condition or ill-equipped, creating a totally deficient supply despite the variety in types of facilities.

#### Activities and Facilities at Outdoor Recreation Areas

Only three of the play areas have play equipment (North End Beach and Playground, DeFilippo and Charter Street). The remaining four are merely paved open areas either surrounded by chain link fencing or walls of buildings.

The North End Beach and Playground, in terms of the facilities it provides such as a playfield area and swimming pool, serves a larger area than the immediate neighborhood. Other facilities, such as the basketball courts, bocce courts and spray pool area, serve a more neighborhood level function. This dual function creates conflicts in the use of the playfield area when neighborhood and non-neighborhood groups desire to use the limited facility. Programmed use of this playfield or provision of additional playfields in the North End seem necessary to accommodate popular field game activities desired.

The other playgrounds in the North End serve primarily the immediate neighborhood. While most of the areas are poorly equipped and are generally unpleasant, there is sufficient space to provide a variety of outdoor activities for children and adults of several age groups. Such activities as basketball, handball, climbing, resting, sliding, etc., can be provided through good design and appropriate development.

The only other outdoor recreational facility in the North End is the Cubillo Skating Rink owned by the Metropolitan District Commission. Currently, the facility is closed because of structural deterioration of the



ice-skating rinks. M.D.C. is planning to re-open the facility this skating season by repairing the rinks. Unfortunately, the rink is very small and poorly sited for a metropolitan recreational facility. The structure is crowded on a site no larger than one-third of an acre. Most full-size M.D.C. skating rinks are located on sites of at least one acre. Also, the skating rink is not compatible with the surrounding residential and commercial uses because of noise and access problems.

Condition of Facilities

Although the parks are heavily used, they are in deteriorating condition. For example, the paving at Paul Revere Mall and Copps Hill Terrace is cracked or missing in several spots. Some of the walls at these and other parks are defaced with spray paint. The landscaping has not been maintained or replaced where needed. All these factors give a rather ragged look to most of these parks in spite of their location to historic sites or fine views.

The playgrounds are in far worse condition. Where facilities do exist, most of them are either uninviting or in disrepair. For instance, the tot lot area in DeFilippo is avoided on sunny hot days as the heat is unbearable because of the unshaded asphalt surface. The seats are missing from swing sets in other playgrounds. Almost everywhere where benches are provided they are broken. Likewise, most playgrounds are surrounded by the same, rusted, prison-like chain link fencing. While obvious vandalism has occurred at these playgrounds, no attempt has been made to maintain existing equipment, add new kinds of imaginative play apparatus or fencing, provide adequate supervision, or improve the environment through landscaping.

In sum, the parks and playgrounds in the North End are generally in poor condition because of the lack of equipment, inadequate supervision, poor maintenance, and vandalism.

Outdoor Recreation Programs

During the summer of 1967, the Parks and Recreation Department conducted a recreation program at the North End Beach and Playground. Four play leaders were assigned and supervised activities such as arts and crafts, various trips, youth games such as bowling, track and field and basketball. A recreation program was not conducted in the spring, nor will one occur this fall at this area, primarily because of budgetary reasons. However, several Pop Warner Football League games are scheduled for this field this fall.

One playleader was called to DeFilippo Playground during the day this spring, but she was unable to participate because of a low attendance.



Other organizations in the North End conducted recreation programs within and outside the neighborhood. The North End Community Action Program conducted evening, summer programs at five playgrounds in the neighborhood. Activities included softball and baseball at the North End Beach and Playground, basketball at D. Filippo and volleyball, badminton, checkers, and other games at the above playgrounds as well as at Polcari, Michael Revere Square and Foster Street. The program was well attended and successful.

The North End Union operated a summer camp program at Camp Parker.

Location of Parks and Playgrounds in Relation To Schools

Only the two public schools in the North End have playground facilities on the site, however, both are small and inadequate. The Eliot Elementary School has a small school yard with small children's court games painted on a paved surface. Other open areas such as the Paul Revere Hill and Charter Street Playground are adjacent to or across the street from the school, however.

Michelangelo Junior High School has a small open area adjacent to the school, but it is primarily used as a parking lot for teachers. One small park and two playgrounds are within easy walking distance from the school.

None of the parochial schools have playgrounds at their sites, but some are close to small public playgrounds and open spaces. St. Anthony Elementary School and Central High School are adjacent to Polcari Playground, but the High School does not have its own playfield. St. John Elementary School pupils use Michael Revere Square and surrounding streets which are closed to traffic and guarded by policemen at recess. St. Mary School uses the Catillo Rink structure as an indoor playground and the small yard at the Knights of Columbus building at recess. All these areas are supervised during recess periods.

None of the outdoor recreation facilities make use of the North End's enviable location along the waterfront. Not even at the North End Beach and Playground, which is located along the water, are there facilities for boating, fishing or promenading. A high chain link fence cuts off actual use of the waterfront for such activities.

Fine views of historic sites and waterfront activities in Charlestown are available from Copps Hill. However, no effort has been made to link the historic sites of the North End with Charlestown via water or pedestrian access.

Relating Open Spaces to Schools

The linking of open spaces and creates a continuous row of



parks and playgrounds which:

- enables pedestrians to walk through a continuous pleasant and landscaped area with minimal disturbance from street traffic;
- enables children to pass through the interior of city blocks to reach other recreation facilities or other points of interest;
- creates impressive settings for important historic and architectural sites, and
- adds to the pleasantness and safety of a neighborhood.

There are three areas in the North End in which open spaces are adjacent and form continuous open space links. With some improvement these links can be made stronger by landscaping or paving treatment, and can add to the pleasantness of the street life so characteristic of the neighborhood.

The first area consists of a large area which connects DeFilippo Playground with the North End Beach and Playground via Copps Hill Paving Ground and Copps Hill Terrace. Major obstacles to this linking include the drab appearance of DeFilippo Playground, the sometimes locked gates at Copps Hill Cemetery even during the day, and busy and wide Commercial Street.

The second area consists primarily of the Paul Revere Mall, which visually and physically links two North End landmarks - Old North Church and St. Stephen's Church. Together with the courtyards surrounding Old North Church a pleasant area for strolling and relaxing has been developed.

A third continuous open area exists in the midst of several schools, private indoor recreational facilities and the branch library. It is possible in this area to walk through the center of two busy blocks from Polcari Playground through the outdoor paved area of the Columbus Youth Center to reach the North End Union or public library on Parmenter Street. Part of the Columbus Center area is used for parking.

In the final plan for recreation and open space facilities in the North End, opportunity for continuing and expanding these pleasant walkways should be considered.

Relationship of Outdoor Recreation Areas to Historical and Architectural Features

Many of the North End's architectural and historical features are located near outdoor recreational areas and are enhanced by them. Copps





Hill Topping Ground overlooking Crown Hill, Harwood and the State and Beach and Playground. Old North Church and St. Ignace's Church front on Paul Revere Mall. Historic buildings on North Square are adjacent to Paul Revere Square.

These public park areas not only are used by the residents of the area but by many tourists who come into the neighborhood to visit the historic sites. While this is a compatible relationship, tourism in the area causes one situation which is undesirable. The parking of tourist busses on Hanover Street not only causes noxious odors and traffic problems, but interferes with the view of the two churches at either end of Paul Revere Mall. Bus parking is handled somewhat better at North Square where the busses park away from the area on North Street. There seems to be a need to provide either on or off street parking sites for these busses which are not directly in front of the historic sites which attract them.

Summary of Outdoor Recreational Facilities in the North End

The North End appears to have an appropriate amount of total open space for the area, but not enough of it is in ample-sized playgrounds and playfields. The neighborhood is especially deficient in adequate-sized playfields and well-equipped, maintained and landscaped playgrounds. Football and softball activities, as well as basketball and swimming, are mainly accommodated at one play area (North End Beach and Playground). Field games are not accommodated elsewhere because of lack of space. Most playgrounds do not contain basketball hoops. Facilities, if any, and surfaces at all playgrounds are in poor condition. Facilities in the small parks are in slightly better shape. The parks and playgrounds are generally well located in relation to population and schools, with few exceptions. The Cuttillo Skating Rink is not well located because of a small site. Only one recreation area is located well in relationship to the waterfront, but no direct water access is possible. Daytime recreational programs are conducted only during the summer at one playground, while early evening programs are conducted at five playgrounds. Although three open space areas are continuous, their links could be strengthened to extend the park system to the streets. The parks are well located in relationship to adjacent historical and architectural sites.

Outdoor Recreation Needs

The following list attempts to summarize the outdoor recreation needs of the North End which are based on the inventory -- this analysis of existing facilities and discussions with North End residents:

1. Additional playground areas for use by North End residents and neighborhood children leagues play.
2. Better equipment and maintenance of all existing playgrounds.



3. Additional playgrounds, if feasible, especially in southern and western blocks of the neighborhood where only one small park exists.
4. More supervised outdoor recreation programs at more playgrounds.
5. Better programmed use of limited playfield facilities at both Mid Beach and Playground for organized leagues.
6. Additional places to sit or congregate in landscaped rest parks in busy sections and in playgrounds with play lots.
7. Better located and larger skating rink which may accommodate both roller and ice skating and be in use year-round.
8. Access to waterfront for sitting and boating activities including limited mooring and launching facilities.
9. General beautification of area by cleaning up parks, appropriate placement of street trees, and better landscaping of all public areas.



## THE NORTH END RECREATION PLAN

### Types of Indoor Recreational Facilities

There are several types of indoor recreational facilities in the North End, including six available gymnasiums,\* two auditoriums, one public bath, rooms with facilities for gymnastics, wrestling and weight-lifting, and rooms for hobbies, arts and crafts, and small meetings. These facilities are located in a bath and gym, schools, and in several private and church-affiliated neighborhood organizations.

### Location in Relation to Population

Many of the gymnasium and other indoor facilities, which are heavily used, are well located near the center of the neighborhood around Polcari Playground. Most of the population of the North End is within easy walking distance of several indoor recreational facilities located at the North Emmett Street Public Bath and Gym, Columbus Youth Center, the North End Union, the Bethel Center, and the North Emmett Street Industrial School. These five institutions house the major indoor recreational facilities available to North Enders.

An additional gymnasium, auditorium, industrial arts workshop, a sewing room and food room is located in the heavily populated northern end of the neighborhood, at Michelangelo Junior High School.

### Location in Relation to Schools

Only two schools are well located near the indoor recreational facilities. St. Anthony School and Central High School are within a few feet of the public bath and gym and the Columbus Youth Center. St. Mary School, St. John School and the Elliot School are within three blocks of these facilities. Michelangelo Junior High School is farthest from this center, but the school has its own facilities.

The location of these facilities away from several schools is not too critical because these facilities are used primarily after school hours, and the North End is easily walkable from all points.

### Activities and Facilities

Basketball is closely tied to the majority of indoor facilities.

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\* Located at Michelangelo Junior High School, public bath, North Emmett Street Industrial School, Central High School, Columbus Youth Center and North End Union.



in general, and the only indoor facilities exist. The game is played publicly in the North End Public Bath and Gym, the Columbus Youth Center, the North End Union, the North Planet Street Industrial School and the Michelangelo Junior High School. Volleyball, also popular, is played in the same places.

Boxing, wrestling, judo, karate and weightlifting are accommodated at the North End Union, the Columbus Youth Center and Bethel Center.

Meeting rooms are available at most facilities, including two auditoriums located at Michelangelo Junior High School and the North End Union.

Hobby rooms and craft workshops are located at the North End Union, the Bethel Center, North Planet Street Industrial School and Michelangelo.

Shower facilities, serving an important health function in the North End, are located at the Public Bath.

In brief, the indoor recreational facilities accommodate a variety of activities in several locations, however, there is no central community center where most of the activities could be better coordinated and accommodated in new single site facilities.

### Condition

All but one of the existing indoor recreational facilities are old, small, and in fair to poor condition. The Christopher Columbus Youth Center is relatively new and in good condition. All of the facilities are in heavy use because of great demand, especially the basketball courts. The one public and all the remaining private facilities are operated on limited budgets. The lack of maintenance and improvements of these facilities, coupled with their old age and over use, has contributed to their gradual deterioration.

The only public gym in the neighborhood, the Public Bath, is heavily used for team sports, yet no spectator space is provided. Gymnastics apparatus is located over the basketball court and when in use, basketball cannot be played. The showers at this facility, while pentiful, are in poor condition and an unsanitary condition may exist in spite of periodic cleaning and maintenance. While the showers in the Public Bath serve a heavy demand in the North End, the facility has experienced declining attendance.

However, limited improvements have maintained the utility of these facilities for use by North Enders of all ages.





## Programs

There are several organized recreational programs, primarily based on basketball, conducted at the indoor recreational facilities in the North End.

The North End Athletic Association (N.E.A.A.) conducts evening basketball programs at times in the North End's Grand Industrial School, the Public Bath Gym, and the Columbus Youth Center. Badminton is played at the North Street School, and a bowling program is conducted at commercial bowling lanes.

Central High School uses the gym at the Public Bath four times a week and the gym at Christopher Columbus Youth Center.

Bethel Christian Center conducts recreational clubs after school including games and crafts. They also operate a kindergarten service in a playroom.

The North End Union (N.E.U.) indoor program includes individual and team activities such as basketball in its own and other facilities. The N.E.U. cooperates with N.E.A.A. and its organized athletic programs.

Evening School and Evening Center programs are conducted twice a week at Michelangelo Junior High School by the Adult Education Division of the Boston Public Schools System. The Evening School offers academic course and the Evening Center operates activities in the industrial arts workshops, the food room and the sewing room. In addition, groups are permitted to use the gymnasium in the evening through arrangements with the extended use of Public Schools program.

Although there are several gymnasium facilities in the neighborhood, the great demand for available basketball courts has created programming problems for schools and organizations which conduct programs at the available limited facilities. Some of the private organizations would like to expand their recreational programs but cannot because of lack of space and budget. New facilities in the form of gymnasiums, showers and special and multi-purpose rooms are needed in the North End to permit expansion of needed programs and to meet the heavy demands of the residents of the North End. Consideration should be given to provide such facilities in a public community center where neighborhood recreational activities could be expanded and better coordinated in a centralized location.

## Summary of Indoor Recreation Facilities

There are several types of indoor recreational facilities including recreation facilities, exercise, and other programs in the North End. Most of the facilities are in the form of public recreation facilities. One recreation facility is in the form of a public facility. The facilities are well located in relation to the North End. The facilities are well located in relation to the North End. The facilities are well located in relation to the North End. The facilities are well located in relation to the North End.



and volleyball, plus individual exercises, and a few of its courts are well modeled at many of the facilities, but there is need for additional courts. Individual and team athletic programs are conducted at several facilities,, but because of heavy use demand, coordination problems have existed. In addition, no centralized public equality center exists where expanded indoor recreation programs may be better coordinated in new ample size facilities.

#### Indoor Recreation Needs

1. Better coordination of use of existing limited indoor recreational facilities, especially basketball courts.
2. A centralized public neighborhood center building with ample sized gymnasium, auditorium, showers, meeting room, hobby room and kitchen facilities, and storage space provided.
3. Sufficient full time and part time staff to operate and maintain a new public neighborhood center.
4. Continued maintenance of North Bennet Street Public Bath and Gym, until new neighborhood center is built.

These needs along with those for outdoor facilities can be interpreted as specific objectives to achieve the general goal of improving the recreational and open space opportunities in the North End. The next report will employ these needs as guidelines for planning improvements at existing facilities and the location and type of new indoor and outdoor recreational facilities.



NORTH END RECREATION AND  
OPEN SPACE STUDY

IV. PRELIMINARY PLAN PROPOSALS  
FOR RECREATION AND OPEN  
SPACE ENCLAVES

Prepared for:  
Parks & Recreation Department  
by  
Planning Department  
Boston Redevelopment Authority



NORTH END RECREATION AND  
OPEN SPACE STUDY

This report is the fourth in a series of five reports as part of a study of the recreation and open space facilities in the North End of Boston. The titles of the reports are:

I.

POPULATION, HOUSING AND LAND USE

II.

INVENTORY OF EXISTING SUPPLY OF RECREATION  
AND OPEN SPACE FACILITIES

III.

ADEQUACY, NEEDS AND GOALS PERTAINING TO  
RECREATION AND OPEN SPACE FACILITIES

IV.

PRELIMINARY PLAN AND GOALS FOR RECREATION  
AND OPEN SPACE FACILITIES

V.

PLAN IMPLEMENTATION

This study was undertaken by the Boston Redevelopment Authority Planning Department to determine an effective plan for the development of more adequate recreation and open space facilities in the densely built-up North End of downtown Boston.







COMMERCIAL ST

CHARTER ST

CHARTER

SNOW HILL

SHEAFE ST

UNITY ST

BATTERY ST

LINCOLN WHARF

SUMNER

BLANCH ST

COOPER ST

NO. MARGIN

ST. LEAN

MARKET ST

SARGENTS WHARF

LEWIS WHARF

AVE

ST. CHARLES

COMMERCIAL ST

ST.

GATTON  
UDY  
ALE

ST.

LONG WHARF

CENTRAL WHARF

ST.

CENTRAL

INDIA WHARF



## INTRODUCTION

Report One of this North End Recreation and Open Space Study contributed background information on the neighborhood's population, housing, and land use characteristics. Report Two included a complete inventory of all private and public open space recreational facilities within the North End. Report Three analyzed these facilities in terms of their adequacy in meeting the recreation and open space needs of over 11,000 residents in the neighborhood. This Fourth Report presents preliminary proposals to improve the existing and provide for additional recreational facilities in the North End. The Final Report in this series will present an implementation plan.

The recommendations in this report were developed to achieve the recreational potential of existing and proposed sites, and were based on recreational needs, size, shape, and location of each site. In addition, the need for the strengthening of open space and pedestrian links within the bustling North End influenced the recommendations. Finally, an effort was made to enhance sites of historic and architectural interest. The plan should achieve an overall benefit to the neighborhood, particularly in the public areas, and will aid in stabilizing the North End as a fine downtown residential neighborhood.

The plan proposes to increase the amount of recreational open space via acquisition, donation, and other provisions. All existing parks and playgrounds are to be improved and the following new facilities are proposed:

- three recreational plazas
- a waterfront promenade area, including a community center, playing fields, tennis courts, skating rink
- eight playlots and small rest areas.

Total existing and proposed open space will consist of over 16 acres.

The recommendations for all existing and proposed recreational facilities are presented in the order outlined in the following list of recommendations. Illustrative design proposals of selected sites are presented in an accompanying portfolio, and architectural sketches are included in the following list of recommendations.



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\* Proposals at existing recreational sites.



## PARKS AND OPEN SPACES

### COPPS HILL CEMETERY

Problem. Tombstones have been broken and defaced with spray paint. The cemetery may not be entered on weekdays except during the summer months as both gates are locked. The Charter Street gate is always locked, prohibiting passage from the cemetery to Copps Hill Terrace and the waterfront. The cemetery is poorly lit at night.

Proposals. This beautiful old historic cemetery should be more accessible to the general public. Therefore, it is recommended that both gates of the cemetery be open 8 days a week throughout the year, but locked at night. A custodian should be present when the cemetery is open, as is the case now. Additional benches should be provided to permit relaxing in pleasant surroundings. Tombstones should be repaired and cleaned where necessary, and appropriate pedestrian lighting should be installed throughout the cemetery and at both gates.

Design Specifics. Benches should be placed where harbor views are possible. In order to do so, lighting should be spaced to equally illuminate all parts of the cemetery to enable pedestrians to keep a watchful eye on the area. Waste receptacles should be placed near benches.

### COPPS HILL TERRACE

Problem. Copps Hill Terrace presents a drab appearance because of age, paint peeling on all sides, broken pavement, and lack of adequate maintenance. As a result, the potential of this hillside park as a dramatic setting for outdoor events such as concerts or for viewing harbor activities from a pleasant and landscaped vantage point is lost.

Proposals. The right proposals for Copps Hill Terrace encourage greater use of this unique topography and setting as a location for public gatherings of many kinds, and a pleasant park from which to view the waterfront and historic sites of Cambridge. Specifically, major clearing of stonework and repair of parking, the addition of appropriate lighting, benches, and landscaping will promote greater use by residents as well as tourists who are visiting Copps Hill Cemetery. In addition, a small publicly-owned parcel of land on Charter Street adjacent to the park should be transferred to the Parks & Recreation Department, and appropriately landscaped as part of Copps Hill Terrace.

Design Specifics. Benches should illuminate the stone walls as well as the site, and be placed in shaded areas. In addition, benches should not interfere with the harbor views and the public gathering places. Benches should be placed in areas where good views are obtainable and in shaded areas.





## PAUL REVERE MALL

Problems. The pavement is in disrepair and some trees have not been replaced in tree pits along the mall. The area is generally strewn with litter. Tour buses park in front of the mall and St. Stephen's Church and block the view, emit noxious fumes from running motors, impede traffic flow, and create difficulties for fire apparatus attempting to negotiate turns from the nearby fire station.

Proposals. The Parks & Recreation Department plans to rehabilitate Paul Revere Mall at a cost of nearly \$18,000. Major improvements include:

- repair of existing bluestone pavement in fountain area
- replacement of bluestone pavers with dark grey concrete pavers at fountain area to Hanover Street
- planting of eight trees
- new brick pavement in existing tree pits

The new improvements are being financed with assistance from a Federal Urban Beautification Grant. Recently, the Parks & Recreation Department removed painted letters from the walls by sandblasting at a cost of \$1900. It is recommended that bus parking be prohibited on Hanover Street in front of Paul Revere Mall, and that parking for tour buses with motors stopped be permitted on nearby Battery Street. The Battery Street location was agreed to earlier by the tour bus companies at the request of the North End Union, but is not being used lately. If this solution proves unsatisfactory, tour bus companies should be urged to negotiate with parking lot owners to provide off-site parking facilities.

Daily Specifications. Not applicable.

## PAUL REVERE MALL EXTENSION

Problems. None.

Proposals. The level of present maintenance of this mall court has been sufficient to maintain its attractiveness and should be continued.

Daily Specifications. Not applicable.



## URBAN PLAZAS

### ENDICOTT SQUARE (Sketch No. 1)

Problem. A vacant lot in a strategic location is currently used as a parking lot and presents an unsightly appearance in the neighborhood. The lot faces an area where North Margin Street and Endicott Street meet and form a small widening in the public right-of-way. This space is recognized and used during the summer for a religious feast or street festival. But, throughout the remainder of the year the space is unused for recreation.

Proposals. A possibility exists to develop a plaza at this site by vacating about 1200 square feet of the public right-of-way and including it in the redesign of the vacant lot for this purpose. Therefore, a landscaped public plaza is proposed which will improve the appearance of this intersection and this part of the neighborhood.

Design Specifications. The vacated portion should be repaved with brick but left free of landscaping. The vacant lot should be paved with similar bricks but should include a few tall trees, thin in spread, along the wall edge of the lot. A few benches and waste receptacles should be placed near the trees. The central idea here is to beautify this open area, yet enable gatherings such as a street festival to continue here without deranging any landscaping. Lighting should be installed to encourage night use.

### HANOVER PLAZA (Sketch No. 2)

Problem. A small vacant parcel is located at 227-237 Hanover Street in the heart of the busy shopping area. The property is owned and was cleared by the Douglas Realty Corporation which filed a permit to construct a two-story retail structure in August, 1965. By February 24, 1967, the building permit expired and no construction was started. To date, the property is boarded up and a new application for a building permit has not been filed.

Proposals. A small 0.05 acre rest park with tables, chairs, and a concession stand is proposed for this location. The property is well located near the major entrance to the North End from downtown, amidst the bustling Italian shopping area and directly on the Freedom Trail route. Use as a "sidewalk cafe" is guaranteed as it would provide a pleasant public area for light refreshment for North Enders and tourists.

Design Specifications. A new brick wall should be constructed along the back and edges of the parcel to provide a uniform facade for this unique sidewalk park. A brick concession stand should be built along the property



line along the sidewalk with service directed inward towards the park. Landscaping should be planted along the edges of the park permitting persons to enter or leave from either side of the concession stand. A small pool and fountain along the back wall will provide a pleasant focus for patrons. The concession stand could be leased to a private operator by the Parks & Recreation Department which should own and maintain the park.

NORTH SQUARE (Sketch No. 3)

Problems. The effect of North Square as a setting for historic and architecturally interesting buildings is being impaired by the current use of the square for the parking of 15 to 20 cars, mostly illegally. In addition, North Square is the largest open area in this section of the North End (0.27 acres), but its potential as a public plaza is challenged by use as a parking lot.

Proposals. A public plaza is proposed here to provide a more suitable setting for the adjacent historic sites, and provide additional open play space for nearby elementary school children. The site can be developed at relatively modest cost as acquisition costs would not exist since the square is a public right-of-way. Specifically, the square should be vacated from Prince Street to North Street, and parking should not be permitted except along Prince Street. The one-way direction should be reversed on Moon Street to permit a northern direction access to North Square.

Design Specifications. Angle parking for about eight cars should be provided at the north end of North Square and should be walled off and landscaped so the area cannot be seen from the square. The existing street pavement should be retained. Facilities in the square should include benches and small pavement tables in the landscaped area, a replica of the tow pump which used to exist here over 200 years ago, and a small concession stand which could be removed during the cold months. The central idea is to create a pleasant lively setting in which to relax, play, and enjoy one of Boston's old historic squares.

RACHAEL REVEREND SQUARE (Sketch No. 3)

Problems. The walls are defaced with paint markings and the absence of any landscaping creating shaded areas for sitting makes this small square unpleasant on hot sunny days. In addition, the asphalt paving is not harmonious with the more appropriate brick paving of adjacent historic North Square.

Proposals. New paving, additional lighting, the placement of a few trees, plus cleaning of the walls constitute the major proposals here. In addition, large street trees should be placed on North Street adjacent



to the small square to block the view of the Callahan Tunnel building from this square and North Square.

Design Specifications. The lighting, landscaping, and paving design should be compatible with adjacent historic North Square by using similar bricks, light fixtures, and other materials.





WATERFRONT RECREATION AREA

The North End's greatest geographical asset is its inviable location near the waterfront. However, direct access to the waterfront is impaired by chain link fencing at the only recreation area along the water (North End Beach and Playground), mixed commercial and institutional uses directly on the waterfront, and a busy and wide arterial street -- Commercial Street. In sum, the recreational potential of the North End's waterfront location is unrealized.

PROBLEMS RELATED TO PROPOSALS FOR A  
WATERFRONT RECREATION AREA (Sketch No. 4)

North End Beach and Playground. The playing field here is small and in poor condition. Softball diamonds are laid out improperly, and mowing outfield problems occur. Sufficient space for foul areas does not exist when the field is laid out for football. The turf itself is in poor condition, and the grass tends to die, growing, rapidly. In addition, informal use of this playfield by North End children is often pre-empted by organized sports leagues. The damaged football fields and other hard court game areas in the North End exceed the capabilities of this one area available. The bath house is structurally deteriorating, although built within the last 15 years, and would cost about \$90,000 to repair the structural deficiencies according to the Parks & Recreation Department.

The Need for a Community Center. Several indoor recreational programs ranging from basketball to card ten are being conducted in the North End. However, they are conducted by a small social service agency in scattered locations, with some duplication of effort and costs, and agencies have experienced program control difficulties. These recreation programs are, with one exception, conducted in physical facilities which are in fair to poor condition with little room to expand programs which are in great demand. A centralized location with new facilities to accommodate such activities as basketball, football, gymnastics, indoor swimming, and hobby and meeting rooms, including new spaces for social service agencies, is badly needed in the North End.

PROPOSALS FOR A WATERFRONT RECREATION  
AREA (Sketch No. 4)

A new and enlarged recreation area along the waterfront from the U.S. Coast Guard pier to the Cambridge Bridge is proposed. This facility would include a rehabilitated and enlarged playing field at the



North End Beach and Playground, additional playing fields and tennis courts, a skating rink, a community center, a waterfront walkway, and a public boat landing.

The entire recreational complex would involve the development of 5.84 acres of public and private properties between the North End Beach and Playground and the Charlestown Bridge, excluding the H.E.W.\* site. Included in this area would be 1.54 acres of land created by fill between the bulkhead and pier line. The community center would be located adjacent to the North End Beach and Playground. The new playfields, tennis courts, and skating rink would occupy 5.11 acres between the existing Harbor Police site and the Charlestown Bridge.

North End Beach and Playground. It is proposed that the deteriorating bath house be demolished and new facilities provided, either in a new structure on the Harbor Police site or in a portion of the Harbor Police structure rehabilitated for such a purpose. It is recommended that a detailed survey be conducted to determine how this proposal could be effected. Shower and locker room facilities should be provided for bathers using the facilities at the North End Beach Public Bath.

The playfield should be expanded to the east, made possible by the removal of the bath house, and to the west by removal of the existing bocce courts. Four bocce courts should be located directly east of the swimming pools along the waterfront.

The grandstand should be repaired and expanded along with the field area. The field turf should be reestablished and ball fields properly laid out. Old fencing, should be removed where not necessary and new fencing should be added.

New floodlighting of the playing field, as proposed by the Parks & Recreation Department at a cost of \$35,000, should be installed as specified in the work contract. Additional lighting at the bocce courts and other areas of this recreational facility should also be installed.

The existing spray pool should be relocated directly west of the swimming pools and appropriately fenced. The existing location of the spray pool is in the playfield expansion area.

The existing basketball courts adjacent to the pools should be converted to half court courts, and new access to the pools from the new bath house facility should be provided. The basketball area should be appropriately fenced.

A protected and landscaped walkway should be located adjacent to the Harbor Police building to provide access from Commercial Street to the new bath house and waterfront.

Finally, a concrete pedestrian overpass should be constructed over Commercial Street connecting Copps Hill Terrace with the new pedestrian access to the new bath house facility and waterfront.

\* Dept. of Health, Education & Welfare.



Community Center. A community center building, including such facilities as a gymnasium, an indoor swimming pool, handball courts, activity and hobby rooms, office space for center administration and social service agencies, and meeting and storage space is proposed for the new waterfront recreation area. New shower and locker room facilities proposed for the North End Beach and Playground should be oriented to also serve the indoor pool and gym areas of the proposed community center.

The center should be located on the site presently occupied by the Harbor Police between the North End Beach and a portion of the adjacent parcel to the west. This location has several advantages over another site previously recommended which proposed conversion of a portion of Michelangelo Junior High School as a community center.\* This recommendation now appears unlikely in view of neighborhood opposition to the proposal and extensive remodeling completed at the school recently. The Harbor Police site is adjacent to existing and proposed outdoor recreation facilities along the waterfront, and such a proximate location would aid in the supervision and coordination of program activities. Other sites of sufficient size are not available in the North End. The Harbor Police site may become available if the Public Facilities Department is successful in its current search for a site to relocate the Harbor Police and Fire boats in a new harbor-side complex.

The new community center could serve as a place to coordinate many recreation and social service activities now being undertaken in the neighborhood by several agencies. In order to promote better programming of activities and to avoid duplication of services, this study recommends that the merger of two or more social service agencies be seriously considered. Discussions on this subject have been held in the past and it is urged that they be continued. In addition, the new center provides an opportunity to strengthen community activity coordination through the cooperation of these social service agencies by forming a non-profit corporation which could build and operate the new facility. Such a cooperative effort may qualify for a Federal financial assistance grant under the provisions of the Neighborhood Facilities Program authorized by the Department of Housing & Development. If the facility were built by the Public Facilities Department and operated by the Parks & Recreation Department, the center may still qualify for a grant under the same program if space for neighborhood social service agencies were included.

Design Specifications. The new community center should be oriented perpendicular to Commercial Street as well as vertically on the site to preserve adjacent open space for playground use. The proposed pedestrian overpass between Copp's Hill Terrace and the waterfront recreation area should be specifically located near the main entrance to the community center.

Additional Amenities. Skate Center, North End, and Waterfront Walkway. Playing fields suitable for football, baseball, and soccer with spectator seating, tennis courts, and a handball court. An outdoor roller skating facility, and a waterfront walk, bike path and for the area between the existing Harbor Police building and the Charlestown Bridge.

\* A Report on Boston Schools, 1962, directed by Cyril G. Sargent, Harvard University.



Design Specifications. The playing fields and tennis courts should be appropriately lighted and fenced. The waterfront walkway should be illuminated and include benches and waste receptacles. Wherever appropriate, landscaping features such as trees should help enhance the appearance of this active sports area. The walkway should be oriented to allow pedestrian access up steps to the Charlestown Bridge and under it to connect with another proposed walkway and embankment along the North Station waterfront.\*

Public Landing. A public boat landing is proposed to be situated between the North End Beach and Playground and the harbor line. This landing, similar to the "Cabarotero" which existed at one time at this location, would provide an excellent facility for public access to the water in a heavily congested portion of the City. Aside from the public docking of small craft, the facility would provide a pleasant walkway, areas for pier fishing, and areas for sitting at the harbor's edge.\*\*

Design Specifications. Pedestrian access to the facility will be from the waterfront walkway, and via the proposed walkway adjacent to the existing Harbor Police Building. Both access points will meet behind the proposed community center with direct access to the public landing.

\* As proposed in the City of Boston's "Plan for the Harbor," which is currently being undertaken by the B.R.A. Planning Dept.

\*\* This proposal, prepared by the B.R.A. Planning Dept., was presented to the Public Access Board of the Mass. Dept. of Natural Resources in June 1967.





REMARKSDE FILIPPO PLAYGROUND (Sketch No. 5)

Problem. DeFilippo is the largest playground in the neighborhood but is under used because there are few attractions. The only facilities consist of play equipment for younger children which is located in such a way that it prevents playing of more active sports by older children. Since the playground is not landscaped, it is unpleasant on hot summer days as the unshaded pavement becomes too hot for playing or sitting. As a result, its relatively large size and interesting layout levels are wasted in what could be one of Boston's most interesting playgrounds.

Proposals. The type of facilities proposed here intend to achieve the potential of this location and layout suggested in the North End by providing facilities for both the younger and older age groups. For younger children, and sitting areas for both the older age groups. Specifically, such facilities as tennis, basketball, handball, volleyball courts, and play equipment should be included. Under eaves of lighting should be added to create a pleasant and safe environment.

Design Specifications. The tennis courts should be located on the flat level and the basketball courts should have a double use with the inclusion of basketball hoops on one side of the court. Benches should be provided on both the lower and higher levels. Younger children's play equipment should be located on the lower level. Large trees should be located on the periphery of the playground, with climbing and other interesting techniques employed to encourage climbing in trees where necessary. Trip poles, nets, or other obstructions in the ice skating area should be removable in the winter months. Only the lower courts should be accessible to the fence. The high level jogging track should be enclosed.

FOURTH PLAYGROUND (North End) (Sketch No. 6)  
PUBLIC BATH AND GYM (Sketch No. 6)

Problem. This small playground is hardly used because of its prime location, street carloads and other industry needs. It is utilized, but not because of its attractions. The play area does not have play equipment, landscaping, or lighting.

Adjacent to the site is the North End Street Public Bath and Gymnasium facility which has served the North End for 61 years. Public shower equipment should be part of this, in order to provide the bathing and shower area. In addition, attention should be given to cleaning facility. In



contrast, the third floor gymnasium, though small and without spectator space, is in heavy demand for basketball by North End schools and athletic organizations. However, the facility is generally substandard for the functions it serves.

Proposals. New paved and turf areas, lighting, landscaping, benches along the edges of the playground, backboards for handball and basketball, and an unobstructed smooth area for roller skating are the major proposals for Polcari.

Continued maintenance of the public bath facility is recommended until such time that a new public gymnasium and shower facility is constructed in the North End as part of a community center. At that time, the North Bennet Street Public Bath and Gym should be demolished and its site added to the open space of adjacent and busy Polcari playground.

Design Specifications. Since hundreds of children use this small area for play at recess, and for other uses, it is a passageway between two streets, all new equipment should be located along the edge of the play area in order to not obstruct pedestrian traffic. Heavy landscaping should be provided along the two streets and the playground should be well lighted to permit evening use.

The site of the public bath facility should be included in the design of Polcari Playground. To this effect, this area should contain basketball hoops and areas for handball. Appropriate landscaping should be located along North Bennet Street and lighting should be provided to encourage night use.



PLAYLOTS AND REST PARKS

## CHARTER STREET PLAYLOT (Sketch No. 7)

Problem. This play area does not have any play equipment except a broken swing set, and is surrounded by chain link fencing and broken benches.

Proposals. This playground is proposed to be developed as a playlot for young children with suitable play equipment including hard and soft surface areas. Also, landscaped sitting areas should be provided. A small city-owned adjacent parcel of land should be added to the site and transferred to the Parks & Recreation Department. Development as a playlot, rather than an older children's playground, is proposed here because the site is small and is located across the street from District No. 15 City School which has an extremely small playlot at its site.

Design Specifications. The design should incorporate the access features of Charter Street and other small passages to Charter Street from the east side of the playlot as well as the additional parcel of land. The area should be well lighted as Charter Street is used for access to private residential lots to Commercial Street. All fencing should be removed.

## CLARK STREET PARK AND PLAYLOT (Sketch No. 8)

Problem. Another area of the North End without any public open space is the area directly east of Commercial Street in the vicinity of Clark Street. The ideal building at this point are being eliminated and additional open space adjacent to the water would be well used.

Proposals. A small park and playlot (0.31 acres) is proposed at the site of burned out and vacant buildings located at 307 North Street and 280-290 Commercial Street. These properties are back to back between Commercial Street and North Street at Clark Street. The buildings are in poor condition and should be demolished. The land should be acquired and developed by the Parks & Recreation Department as a landscaped sitting area with paved walkways and as a playlot.

Design Specifications. Heavy landscaping should be planted along the water side of the property, with additional planting throughout the park including several trees. Fencing, water purification, lighting, and play equipment for young children should be installed.



## CLEVELAND PLACE PLAYLOT (Sketch No. 9)

Problems. The site is a small paved area in the middle of a densely populated block with access to two streets via a recently paved pedestrian street -- Cleveland Place. The area is not officially a playground, but is owned by the Boston Real Property Board through a foreclosure. There is no play equipment.

Proposals. The site is proposed to be developed as a combination rest park and playlot.

Design Specifications. The playlot should include areas for sitting, a ring climber, a rope climber, a sandbox, and a small paved open space.

## CUMMIS SHELTEN PLAYLOT (CUMMIS PARK - Sketch No. 10)

Problems. The Cummis Park has been the victim of continual destructive vandalism since it opened in 1961, and was officially closed in 1965. During those five years, an estimated \$100,000 was spent for a total of 650 in 1965-66, and in 1967-68, \$300,000 before it was closed. Neighboring residents have expressed the wish because of the noise generated when in use. Current Metropolitan District Commission (M.D.C.) estimates indicate that the rink could be reopened by replacing the existing structure at a cost of \$17,000. However, since the rink is still under-attended, poorly-sited on a site of only one-third of an acre, does not have seating or warming room facilities, and is generally inadequate as a skating facility.

Proposals. For the reopening of the rink it is proposed that the M.D.C. abandon the facility as a skating rink and lease the skating rink to the City of Boston. Further, the facility should be transferred to the City of Boston who already owns title to the land at the site. The Real Estate Department should develop the site as a sheltered play area, utilizing the existing roof structure and installing permanent play equipment and under-structure lighting.

The M.D.C. should consider the possibility of constructing and operating the open skating rink proposed in the North End waterfront recreation area. The location of the new facility would be convenient for North Enders as well as for residents of other downtown neighborhoods.

Design Specifications. Play equipment suitable for elementary age school children should be provided including climbing, swinging and platform count down. All fencing should be removed. Suitable under-structure lighting should be installed to light the facility at night.

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\* Suggested in the Charles River Poplin-Waldy River Study currently being undertaken by the B.R.A. Planning Dept.





## DOUGLAS COURT PLAYLOT (Sketch No. 11)

Problem. This inner block open area with access to Fadicott Street via a narrow alley is currently drab in appearance as no landscaping or facilities are provided.

Proposals. A privately-owned adjacent parcel should be added to the site and the entire site developed as a combination playlot and rest park. It should include play equipment, lighting, and landscaping. The lot is well located for such a purpose, in the center of one of the most densely populated blocks in the neighborhood, in a section where no other play facilities exist. In addition, the playlot can be easily watched from a number of surrounding residences. If needed, a gate could be included so that the playlot could be locked at night.

Design Satisfaction. Street and block open areas should be surrounded by low walls, fences and plantings which can serve as fire and noise shields. Climbing equipment for all children. Fences should be placed on the paved areas. The design should provide for young children's activities which do not require a long period as the space is small. Ample protected lighting should be provided as the lot is quite secluded from the street.

## ROSEBUD STREET PLAYLOT (Sketch No. 12)

Problem. The residential block playlot is not used and is in disrepair. In addition, no equipment, lighting, or landscaping exist.

Proposals. The playlot should be developed as a playlot with appropriate equipment for young children. Very young children's play areas should be provided. If it is not possible to provide the acoustic effect as the playlot is in a residential area, it should be in a densely populated section of the neighborhood.

Design Satisfaction. Access facilities of the narrow alley between the playground and Chester Street should be simplified by the location of paved playground and traffic lanes, landscaping, and lighting.

NORTH HANOVER COURT AND AVENUE 1540  
ROSEBUD (Sketch No. 13)

Problem. A privately-owned parcel, which is a vacant lot, is adjacent to two publicly-owned "parking areas," and is well located. It is adjacent to a narrow alley with access, used for garbage and rubbish storage, and provides a direct access to the rear of a restaurant. The rear of adjacent units above the stores on Hanover Street face the area. Its potential as a well landscaped public open space a few steps off leading to Hanover Street is not appreciated.



Proposals. A well-lighted rest park, oriented to adults, is proposed for this site as it is located in the midst of a commercial-residential block with an elderly population rather than with many families with children. Facilities for board and table games should be provided to stimulate activities similar to those in Paul Revere Hall.

Design Specifications. The rest park should be paved and landscaped to provide both sunny and shaded areas. Heavy landscaping and decorative walls should be employed to correct the unrightly appearance of the rear of the buildings, yet provide service access where necessary. The area should be well lighted to promote evening use.

NORTH MAINE STREET (Sketch No. 14)

Problem. Although the area is located in the 1000 block of North Stillman Street and would serve a residential neighborhood (St. Mary) of nearly 350 people, the affected area does not have an open space of its own but uses the Catholic School building as a facility of play, recreation and games at the Knights of Columbus building nearby. After almost all use of these facilities is limited. A better facility should be provided for play and recreation.

Proposals. It is proposed that a 0.15 acre public playground be developed by widening a portion of North Maine Street between Stillman Street and High Street, and by providing a building structure at 5-5-7 North Maine Street and a building structure at 9 North Maine Street which would be adjacent to the playground and heavy use is guaranteed.

Design Specifications. The plan of paving and curbs should be located on the vacated street in the 1000 block of North Maine Street. The plan should be located on the 1000 block of North Maine Street and the 1000 block of High Street. The plan should be located on the 1000 block of North Maine Street and the 1000 block of High Street.

SUN COURT PLAY SPACE (Sketch No. 15)

Problem. The playground is located in this section of the North End which includes a Catholic school of over 350 pupils. The only nearby public open space available is small Federal Reserve Square. Temporary play space is provided by using the vacant lot adjacent to St. John's School at recess periods. A public playground is very limited in size and is far from the center of the neighborhood. While this section contains a need for play space and a playground, the area is not suitable for play of children in this section of the North End.

Proposals. Since Sun Court Street is one of the streets currently used for recess and no private residences facing the street require



access, it is proposed that Sun Court Street be vacated and developed as a permanent 0.14-acre street playground, at relatively modest cost. An additional vacant parcel at the corner of Sun Court Street and North Street should be added to the site. The entire site should be turned over to the Parks & Recreation Department for development and maintenance purposes.

Design Specificities. The pavement of Sun Court Street should be painted, outlining court areas for hopscotch, shuffleboard, and other games which do not require fixed equipment. In this manner, emergency vehicles will be allowed to pass on Sun Court Street during emergencies. Fixed play equipment, benches, and landscaping should be located on the vacant parcel adjacent to the street. Benches and street trees should line the one-block long street. The area should be well lighted.

#### THURSTON SQUARE PLAY AREA (Sketch No. 10)

Problem. Another vacant parcel which is littered and presents an unsightly appearance in the neighborhood is located at 9 Thurston Street just off Kinross Street. An opportunity exists to convert this unused eye-sore into a community street.

Proposals. The property should be acquired by the Parks & Recreation Department and converted into a play area with appropriate landscaping, lighting, and sitting areas. The new play area located throughout the neighborhood will add much to the play value of the area.

Design Specificities. The area is large enough for a few trees which should be planted to create a pleasant, shaded, sitting area. The new park should include a paved exercise border, lighting, waste receptacles, and some play equipment.

#### WIGGET STREET PLAY AREA (Sketch No. 11)

Problem. An extremely small 341 square foot vacant parcel exists at 14 Wigget Street and is owned privately. Another opportunity exists to provide a small play area in this densely populated neighborhood.

Proposals. The Parks & Recreation Department should acquire the parcel and provide a small landscaped sitting area on this extremely narrow street. Projects such as this will also in beautifying the North End.

Design Specificities. The area is small and landscaping should include a decorative exercise border and a few trees to shade the area.









- information about each site at each site
- where the visitor should go next

These same elements can be included in a newly-designed format for the Freedom Trail brochure, which may be a flip chart where each page would show the street pattern and route from one historic site to the next. It should include information about the historic site as well as a recommended list of restaurants, unique shops, and other historic and architectural sites of interest which are near the Trail. There are at least five such sites in the North End, specifically, which should be noted in the new brochure:

1. Hayes 110 by 110, 25 North Square, early Georgian style, 1770.
2. Haynes 16 Haynes, 11 North Square, Late Greek Revival style, 1847.
3. St. Stephen's Church, 214 Federal Street, Victorian Gothic Revival style, 1870.
4. St. Stephen's Church, 1 Lower Street, Federal style (Paul D. White architect), 1848.
5. Trinity Church, 101 Cliff Street, early Georgian style, 1775.

#### ON THE WAY FROM THE NORTH END TO THE SOUTH END (North to 19)

Problem 9. The pedestrian way along the coast promenade which links the market area adjacent to the Government House and those on Church Street in the North End to the only major pedestrian access way between the North End and downtown Boston. The pedestrian way is also part of the Freedom Trail which recently has been made more identifiable by the construction of a strip of red bricks in the center of the existing promenade. While this strip has indeed made the Freedom Trail more legible, its effect on the general environment of this pedestrian way has been negligible. The promenade is especially dark and dark at night in spite of some lighting. Additional improvement is necessary to improve the appearance and utility of this busy walking way.

Prop. 10. The sidewalk lighting on the promenade along the waterfront promenade, 19 to 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.







the Old North Church. A similar treatment is proposed for Clark Street between Hanover Street and Commercial Street, which will help link the Paul Revere Mall, a part of the Freedom Trail, with the proposed Clark Street Park, and across Commercial Street to the waterfront.

Design Specifications. Trees suitable for urban areas, which are thin in spread and not requiring a great deal of horizontal space above the tree trunk or maintenance, should be selected. In addition, special decorative street lighting, especially along Hull Street, should keep in character with the historic nature of the neighborhood.

#### COMMERCIAL STREET LANDSCAPE

Publicly owned Commercial Street is the widest street in the North End, with warehouse buildings along its waterfront edge and apartment buildings on the other side of the street. Its identification and improvement of Commercial Street is provided in the Urban Land Institute Project but only up to Liberty Street and a new small park is proposed along the waterfront. This treatment should be continued.

Recommendations. Treatment along Commercial Street is provided from the vicinity of Liberty Street to the Old North Church.

Design. Specific design recommendations should include the following: thin vertical trees in the sidewalk areas; the existing trees along Commercial Street will have some special treatment, and will help strengthen the visual link between the Old North End and the new development being developed along the waterfront.



SUMMARY OF EXISTING AND PROPOSED  
OPEN SPACE & OUTDOOR RECREATION FACILITIES  
IN THE NORTH END

Type and Name of Facility Proposed	Existing Open Space Acreage	Expansion in Acres at Existing Sites	Proposed Open Space Acreage
<b>PARKS &amp; OPEN SPACES</b>			
Copps Hill Cemetery-----	2.04		2.04
Copps Hill Terrace-----	0.66	0.01	0.67
Paul Rovers Hill-----	0.83		0.83
Paul Rovers Hill Extension-----	0.05		0.05
<b>URBAN PLAZAS</b>			
Madicott Square-----			0.07
Hanover Plaza-----			0.05
North Square-----			0.27
Rachel Rovers Square-----	0.08		0.08
<b>WATERFRONT OF NORTH END</b>			
North End Pier & Playground-----	3.60		3.60
Public Landing-----			0.50
Additional Playfields, Tennis Courts, Swimming Bath & Water Sport Areas-----			5.11
<b>PLAYGROUNDS</b>			
DeFilippo-----	1.13		1.13
Polecaro-----	0.37	0.14	0.51
<b>PLAYLOTS &amp; PLAY PLANS</b>			
Carrier Street Playlot-----	0.23	0.03	0.26
Clark Street Ball and Playlot-----			0.31
Cleveland Place Playlot-----	0.04		0.04
Cutliffe Sheltered Playlot-----			0.26
Douglas Court Playlot-----	0.03	0.01	0.04
Posier Street Playlot-----	0.11		0.11
North Hanover Court and Archway Place Rest Provisions-----			0.23
North Margin Street Playlot-----			0.13
Sun Court Play Street-----			0.14
Tilston Street Playlot-----			0.05
Wigot Street Ball Field-----			0.01
<b>TOTALS-----</b>	<b>9.11</b>	<b>0.19</b>	<b>16.41</b>





NORTH END RECREATION AND  
OPEN SPACE STUDY

V. IMPLEMENTATION PLAN

Prepared for:  
Parks & Recreation Department  
by  
Planning Department  
Boston Redevelopment Authority

1967



NORTH END RECREATION AND  
OPEN SPACE STUDY

This report is the fifth in a series of five reports as part of a study of the recreation and open space facilities in the North End of Boston. The titles of the reports are:

I.

POPULATION, HOUSING AND LAND USE

II.

INVENTORY OF EXISTING SUPPLY OF RECREATION  
AND OPEN SPACE FACILITIES

III.

ADEQUACY, NEEDS AND GOALS PERTAINING TO  
RECREATION AND OPEN SPACE FACILITIES

IV.

PRELIMINARY PLAN PROPOSALS FOR RECREATION  
AND OPEN SPACE FACILITIES

V.

PLAN IMPLEMENTATION

This study was undertaken by the Boston Redevelopment Authority Planning Department to determine an effective plan for the development of more adequate recreation and open space facilities in the densely built-up North End of downtown Boston.



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## INTRODUCTION

This Implementation Plan is the fifth and final part of a series of preliminary reports for the North End Recreation and Open Space Study. The first report provided background information on the neighborhood including population, housing, and land use. The second report presented an inventory of all indoor and outdoor recreational facilities. The third report consisted of an analysis of the facilities in terms of their adequacy and needs. The fourth report presented proposals for improvements to all existing parks and playgrounds and the development of new recreational and open space facilities.

The Implementation Plan consists of a listing of proposals, estimated costs, possible sources of funds, agencies with major responsibility for implementation, and a suggested staging of development.

Financing of the recommended projects will come from several possible sources:

## Local Sources:

Parks and Recreation Department  
 (Budget and possibly White and Parkman Funds)  
 Public Works Department  
 Public Facilities Department

## State Sources:

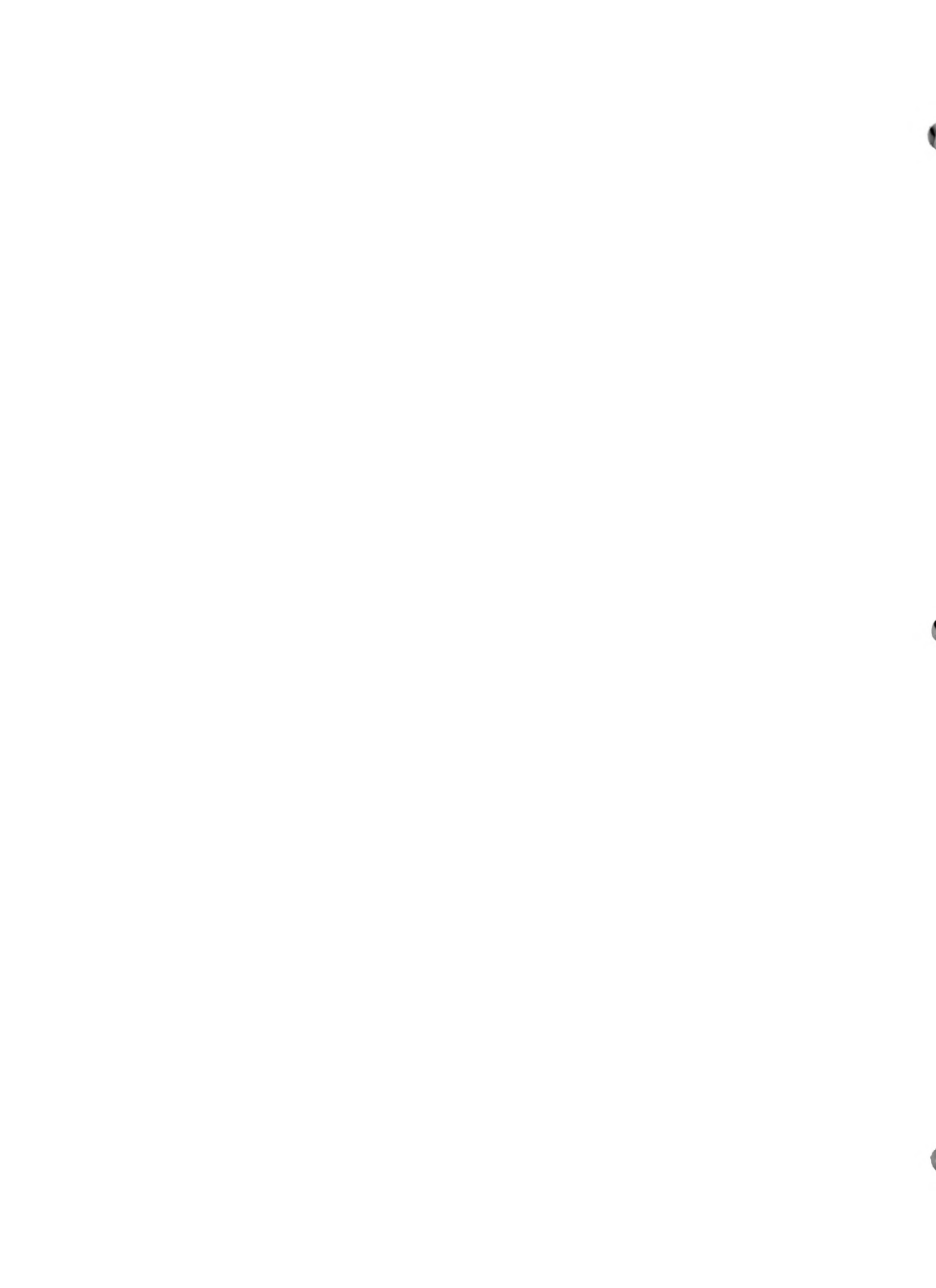
Metropolitan District Commission  
 Department of Natural Resources  
 Public Access Board

## Federal:

Department of Housing and Urban Development

1. Urban Beautification Program
2. Open Space Land Program
3. Demolition Grant Program
4. Neighborhood Facilities Program

In almost all projects, a combination of local and federal funds are possible for implementing the proposals. The Urban Beautification Program will fund up to fifty percent of the development costs of existing public sites, excluding demolition. The Open Space Land Program will cover costs up to fifty percent of acquisition, demolition, and development of new sites. However, both programs cannot be used on a single project. The Demolition Grant Program will cover up to two-thirds of the net cost of demolition of unsound structures. Finally, the Neighborhood Facilities Program provides grants up to two-thirds of the development costs of neighborhood facilities such as a community center for socializing projects of community service.





Currently, these are the major programs which are proposed for use in developing this recreation and open space plan. In the future, as other programs are developed, or other local funds become available, application for use in the North End should be evaluated.

The schedule suggested in this plan should not be considered static or fixed. As neighborhood and city-wide needs change, so should the schedule. However, this schedule is based on two factors:

1. Implementing projects first which satisfy the most urgent recreational needs, and
2. The City's ability to finance such projects over a period of eight years in a single neighborhood.

In sum, the Implementation Plan and the previous report in this study, Preliminary Plan Proposals, are useful in generating discussions on realistic recreational and open space improvements in the North End. Eventually, the study can be used as a guide for programming such improvements in the neighborhood as part of the overall city Capital Improvement Program.



## PARKS AND OPEN SPACES

Copps Hill Terrace

Proposal:	Rehabilitated and Enlarged Park	
Costs:	Development	- \$ 27,500
Sources of Funds:	Urban Beautification Program	12,750
	Parks and Recreation Department	14,750
Responsibility:	Parks and Recreation Department	
Staging:	Clean stonework in 1968 at a cost of \$2,000 from local funds; Rehabilitate as part of 1971 Urban Beautification Program	

Copps Hill Cemetery

Proposal:	Rehabilitated Historic Cemetery	
Costs:	Development	- \$ 5,500 (a)
Sources of Funds:	Urban Beautification Program	2,750 (b)
	Parks and Recreation Department*	2,750
Responsibility:	Parks and Recreation Department	
Staging:	1975	

\* If this historic cemetery, which dates to 1659, is determined eligible as a Parkman Fund project, the rehabilitation could be scheduled earlier.



## URBAN PLAZAS

North Square

Proposal:	New Urban Plaza	
Costs:	Development	\$ 13,500
Sources of Funds:	Urban Beautification Program	6,750
	Parks and Recreation Department	6,750
Responsibility:	Parks and Recreation Department	
Staging:	1971	

Rachael Revere Square

Proposal:	Rehabilitated Urban Plaza	
Costs:	Development	\$ 23,000
Sources of Funds:	Urban Beautification Program	11,500
	Parks and Recreation Department	11,500
Responsibility:	Parks and Recreation Department	
Staging:	1975	

Hanover Plaza

Proposal:	New Urban Plaza	
Costs:	Acquisition	\$ 19,500
	Development	11,500
	Total	\$ 31,000
Sources of Funds:	Open Space Land Program	15,500
	Parks and Recreation Department	15,500
Responsibility:	Parks and Recreation Department	
Staging:	1971-1972	



Endicott Square

Proposal:	New Urban Plaza	
Costs:	Acquisition	\$ 8,500 <sup>(c)</sup>
	Development	12,000
	Total	<u>\$ 20,500</u>
Sources of Funds:	Open Space Land Program <sup>(a)</sup>	10,250
	Parks and Recreation Department	10,250
Responsibility:	Parks and Recreation Department	
Staging:	1973-1975	





## WATERFRONT RECREATION AREA

North End Beach and Playground

Proposal: Rehabilitated Playground

Costs: Demolition of Bath House \$ 10,000<sup>(e)</sup>  
 Development 254,000  
 Total \$ 264,000

Sources of Funds: Urban Beautification Program \$ 127,000  
 Parks and Recreation Department \$ 137,000

Responsibility: Parks and Recreation Department

Staging: Over the three-year period 1972-1974  
 Note: Bath House demolition costs added to Parks and Recreation Department share in 1972.

Year	U. B.	P. R. D.	Total
1972	\$ 42,000	\$ 52,000	\$ 94,000
1973	42,000	42,000	84,000
1974	43,000	43,000	86,000
Total	\$127,000	\$137,000	\$264,000

Community Center

Proposal: Construct New Community Center

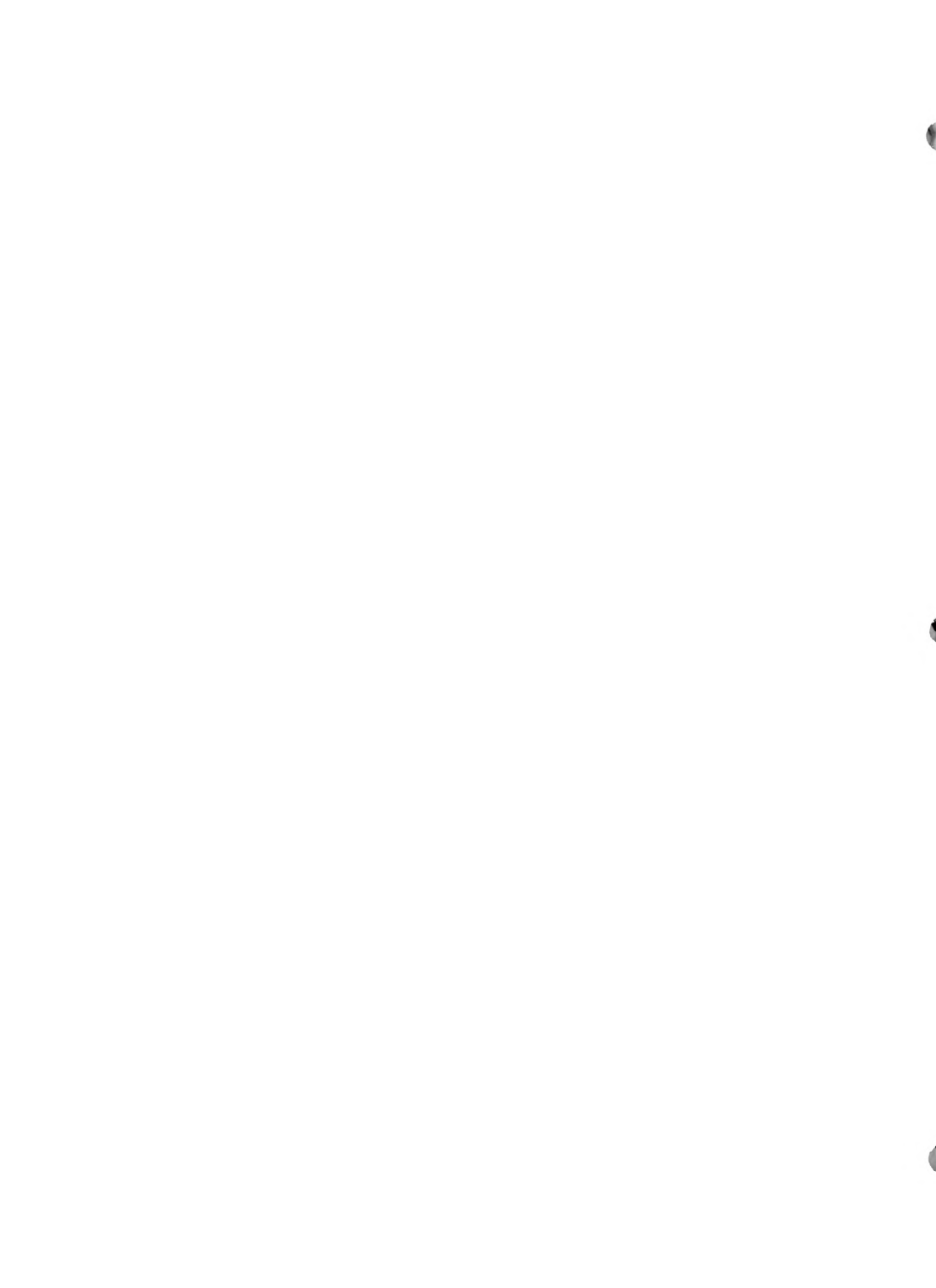
Costs: Demolition of Harbor Police Building \$ 54,000<sup>(f)</sup>  
 Development 1,500,000<sup>(g)</sup>  
 Land Fill and Rip-Rap 139,000<sup>(g)</sup>  
 Total \$1,693,000

Rehabilitation of the existing Harbor Police structure for use as a community center, if found feasible, would be less costly and also applicable for Neighborhood Facilities Program funding.

Sources of Funds: Federal Neighborhood Facilities Program 2/3 of costs  
 Local share to be determined - 1/3 of costs

Responsibility: To be determined (possibly Public and Recreation Department or private group)

Staging: 1970-1972

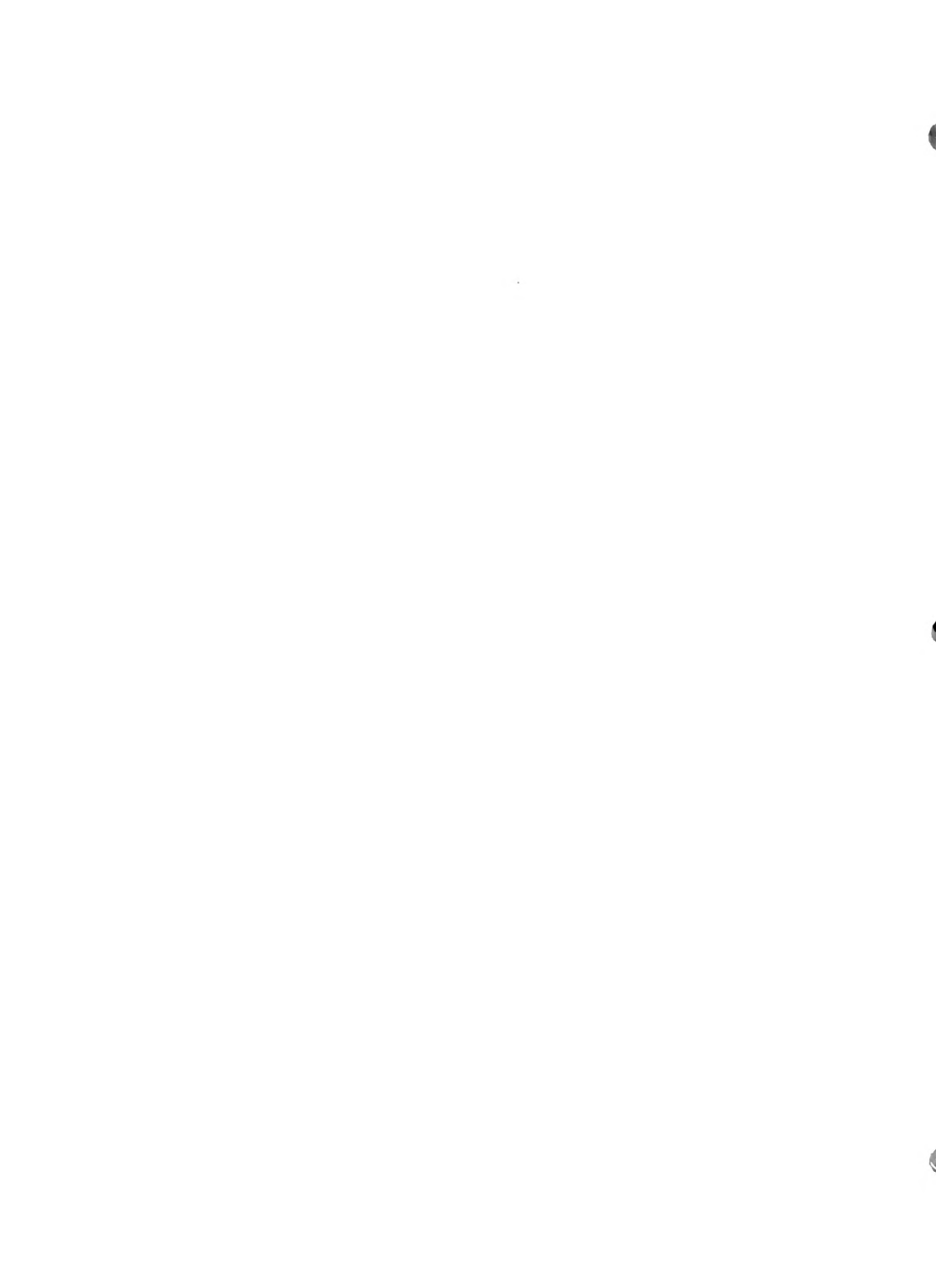


New Recreation Area

Proposal:	New Playing Fields, Tennis Courts, Skating Rink and Waterfront Walkway	
Costs:	Acquisition	\$ 480,500
	Demolition	25,500
	Land Fill and Rip-Rap	549,000
	Development	687,500
	Total	<u>\$1,742,500</u>
Sources of Funds:	Open Space Land Program	\$ 771,250 <sup>(h)</sup>
	Metropolitan District Commission	\$ 971,250
Responsibility:	Metropolitan District Commission	
Staging:	1968-1970	

Public Landing

Proposal:	Public Boat Landing	
Costs:	To be Determined	
Sources of Funds:	Mass. Dept. of Natural Resources	
	Public Access Board	
Responsibility:	Public Access Board	
Staging:	To be Determined	



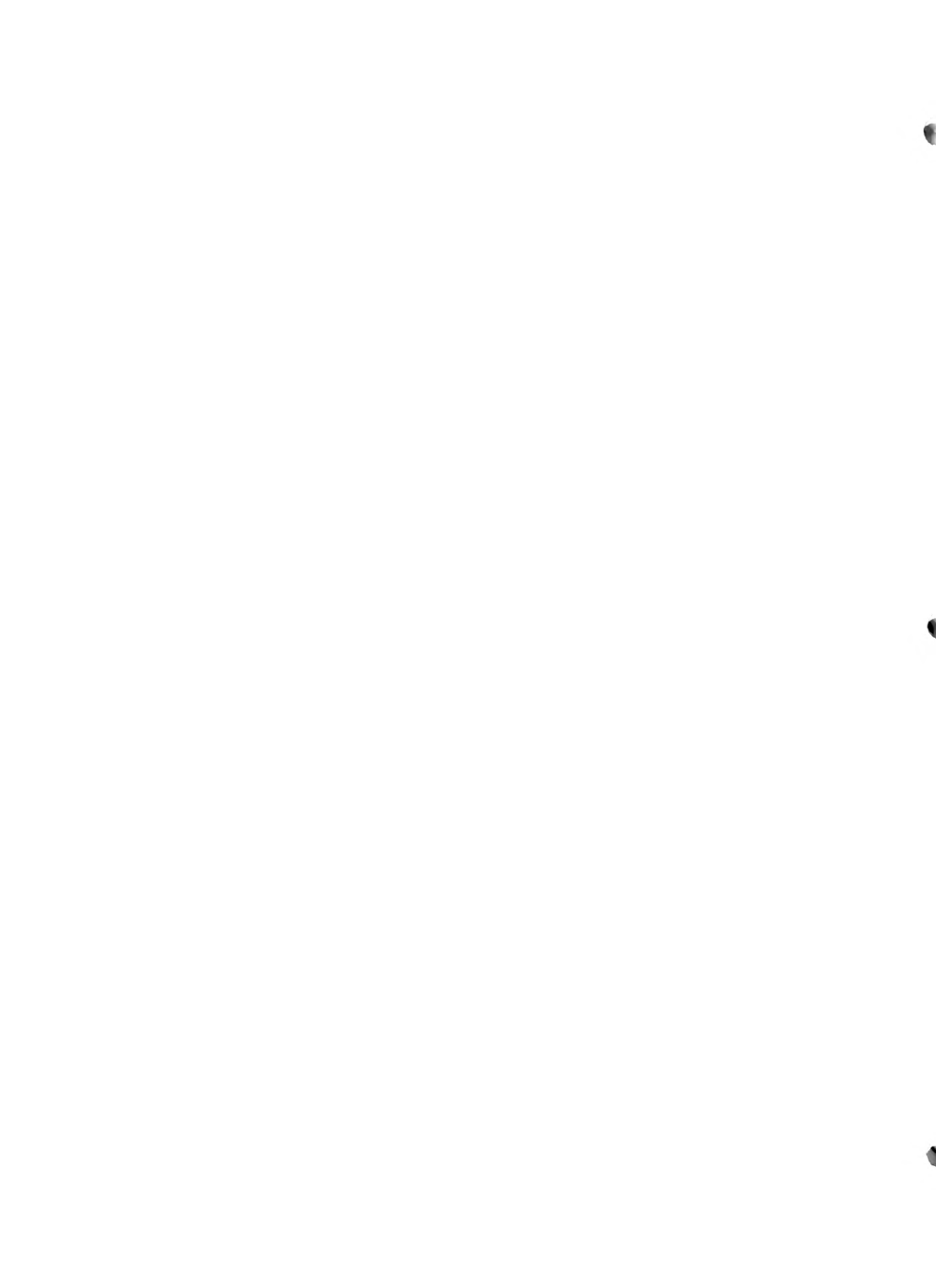
## PLAYGROUNDS

DeFilippo Playground

Proposal:	Rehabilitated Playground	
Costs:	Development	\$ 98,000
Sources of Funds:	Urban Beautification Program	\$ 49,000
	Parks and Recreation Department	\$ 49,000
Responsibility:	Parks and Recreation Department	
Staging:	1/2 in 1969; 1/2 in 1970	

Polcari Playground

Proposal:	Rehabilitated and Enlarged Playground	
Costs:	Development of Existing Polcari	\$ 32,500
	Demolition of Public Bath	38,500
	Development of Public Bath Site	12,000
	Total	\$ 83,000
Sources of Funds:	Urban Beautification Program (1971)	\$ 16,250
	Parks & Recreation Department(1971)	\$ 16,250
	Urban Beautification Program (1975)	\$ 6,000
	Parks & Recreation Department(1975)	\$ 44,500 <sup>(1)</sup>
Staging:	Rehabilitate existing Polcari as part of 1971 Urban Beautification Program; demolish Public Bath in 1975 and develop site as part of 1975 Urban Beautification Program.	



## PLAYLOTS AND BEST PARKS

Charter Street Playlot

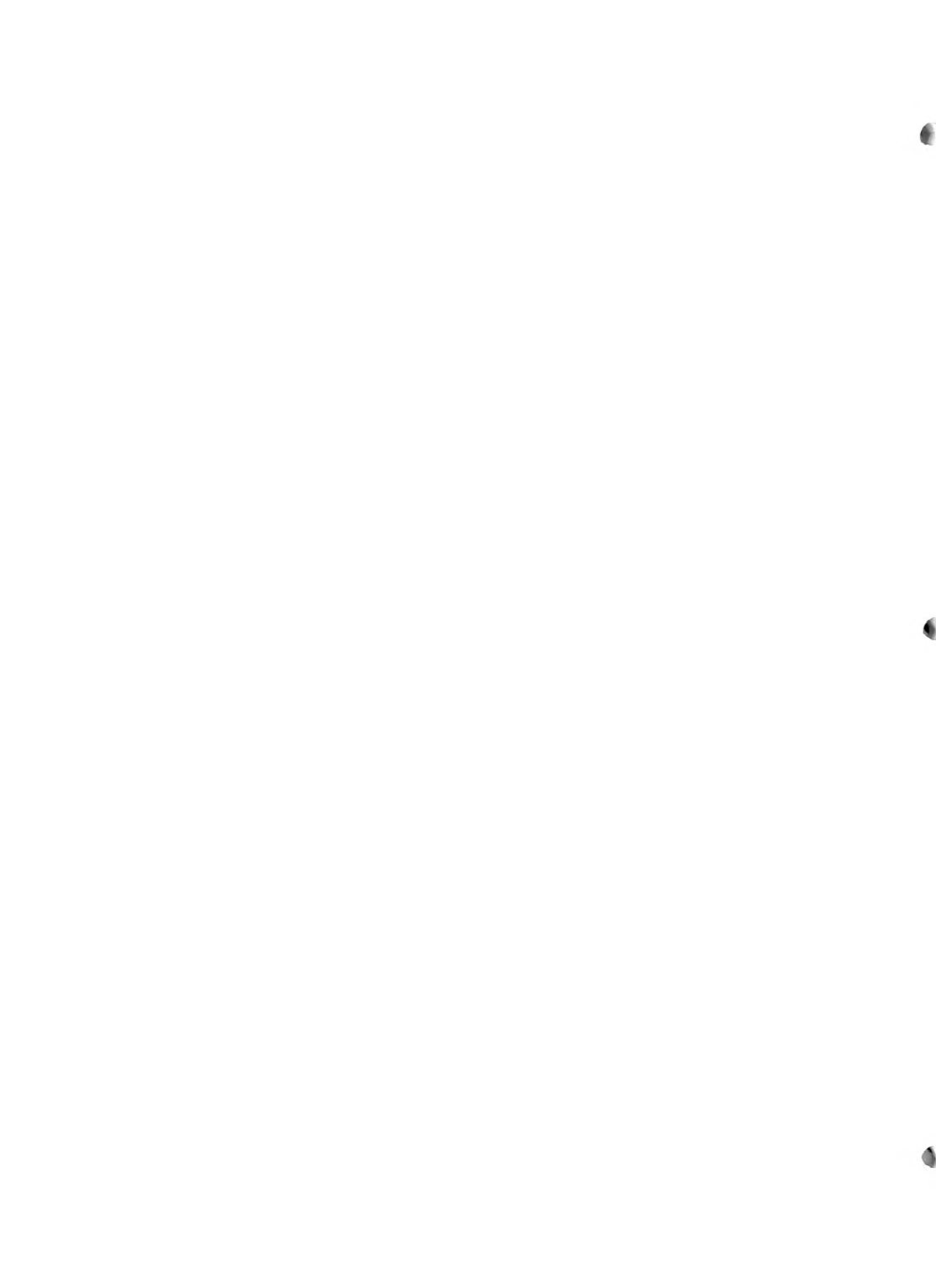
Proposal:	Rehabilitated Playlot	
Costs:	Development	\$ 25,000
Sources of Funds:	Urban Beautification Program	\$ 12,500
	Parks and Recreation Department	\$ 12,500
Responsibility:	Parks and Recreation Department	
Staging:	1969	

Clark Street Park and Playlot

Proposal:	New Park and Playlot	
Costs:	Acquisition	\$ 40,500
	Demolition	27,000
	Development	47,500
	Total	<u>\$ 115,000</u>
Sources of Funds:	Open Space Land Program	\$ 57,500
	Parks and Recreation Department	\$ 57,500
Responsibility:	Parks and Recreation Department	
Staging:	1971-1972	

Cleveland Place Playlot

Proposal:	New Playlot	
Costs:	Development	\$ 6,500
Sources of Funds:	Urban Beautification Program	\$ 3,250
	Parks and Recreation Department	\$ 3,250
Responsibility:	Parks and Recreation Department	
Staging:	1971	





Cutillo Playlot

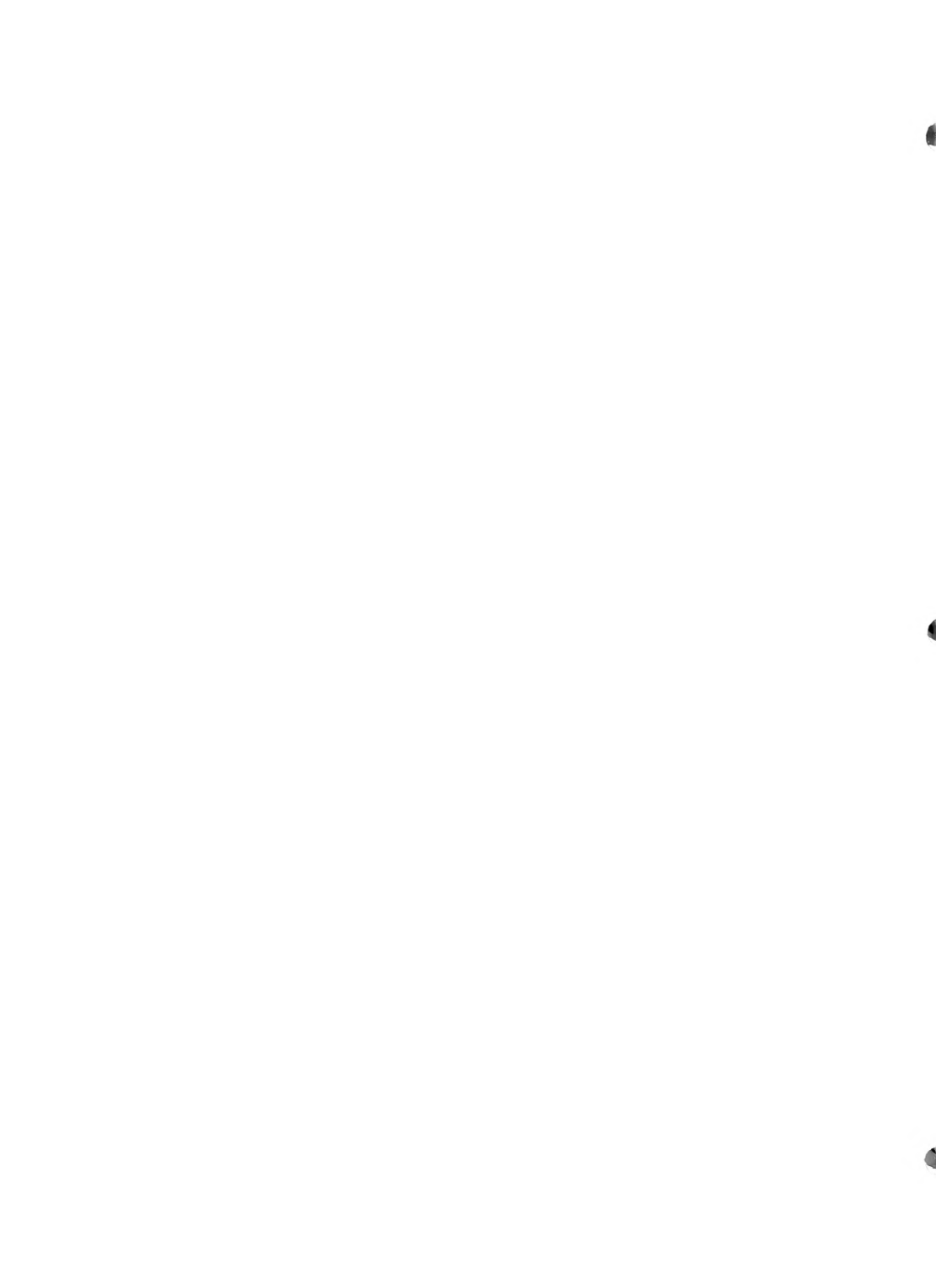
Proposal:	Rehabilitated Skating Rink as a Sheltered Playlot		
Costs:	Development	\$	22,500
Sources of Funds:	Urban Beautification Program	\$	11,250
	Parks and Recreation Department	\$	11,250
Responsibility:	Parks and Recreation Department		
Staging:	1970		

Douglas Court Playlot

Proposal:	Rehabilitated and Enlarged Playlot		
Costs:	Acquisition	\$	500
	Development		6,000
	Total	\$	6,500
Sources of Funds:	Urban Beautification Program	\$	3,000
	Parks and Recreation Department	\$	3,500
Responsibility:	Parks and Recreation Department		
Staging:	1971		

Foster Street Playlot

Proposal:	Rehabilitated Playlot		
Costs:	Development	\$	10,500
Sources of Funds:	Open Space Land Program	\$	5,250
	Parks and Recreation Department	\$	5,250
Responsibility:	Parks and Recreation Department		
Staging:	1970		



North Hanover Court & Anthony Place Rest Park

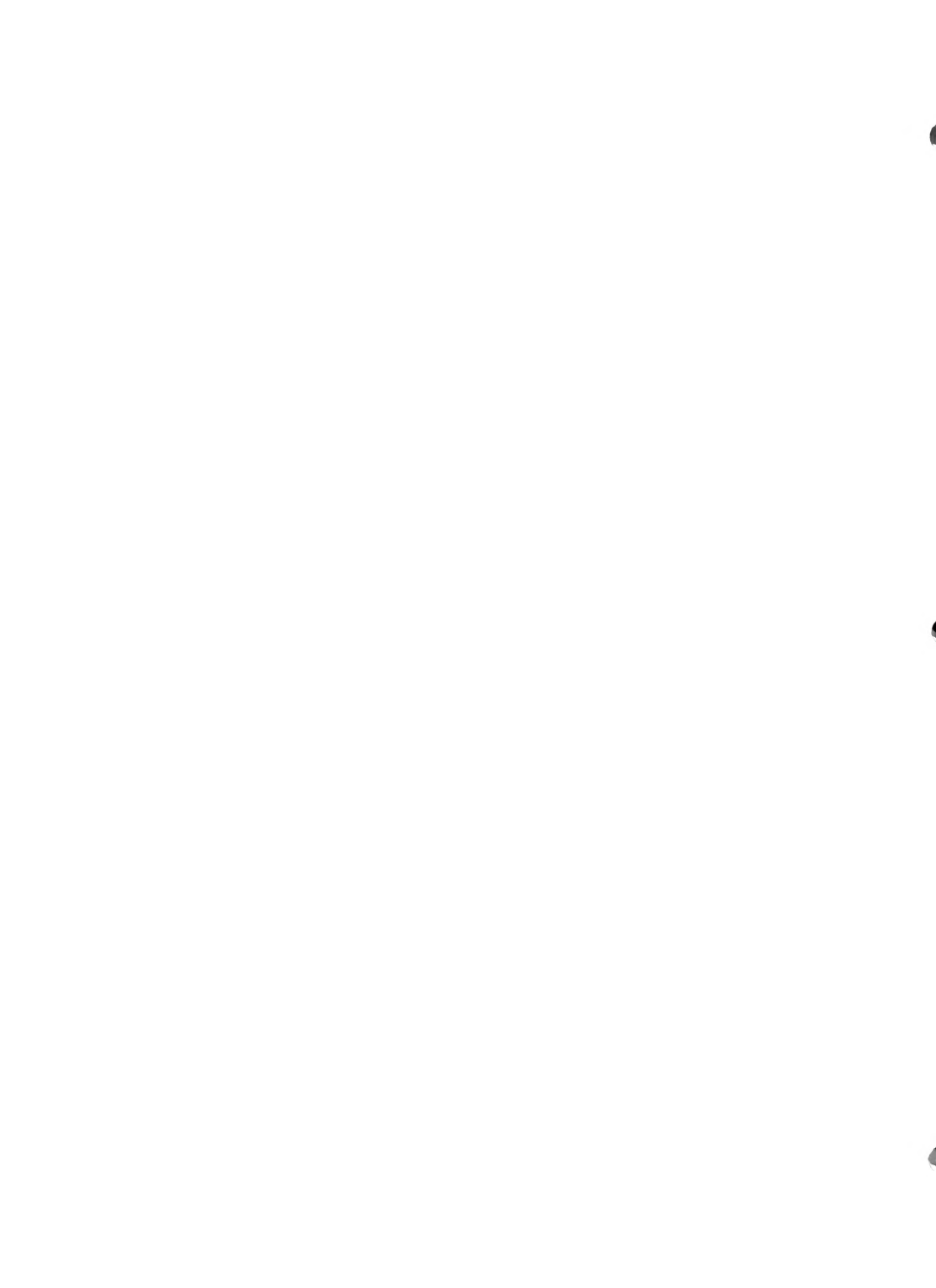
Proposal:	Rest Park	
Costs:	Acquisition	\$ 58,000
	Development	35,500
	Total	\$ 93,500
Sources of Funds:	Open Space Land Program	\$ 46,750
	Parks and Recreation Department	\$ 46,750
Responsibility:	Parks and Recreation Department	
Staging:	1973-1975	

North Margin Street Playlot

Proposal:	New Playlot	
Costs:	Acquisition	\$ 13,000
	Demolition	5,000
	Development	14,000
	Total	\$ 37,000
Sources of Funds:	Open Space Land Program	\$ 18,500
	Parks and Recreation Department	\$ 18,500
Responsibility:	Parks and Recreation Department	
Staging:	1968-1970	

Sun Court Play Street

Proposal:	New Playlot	
Costs:	Acquisition	\$ 3,500
	Development	8,500
	Total	\$ 12,000
Sources of Funds:	Open Space Land Program	\$ 6,000
	Parks and Recreation Department	\$ 6,000
Responsibility:	Parks and Recreation Department	
Staging:	1968-1970	

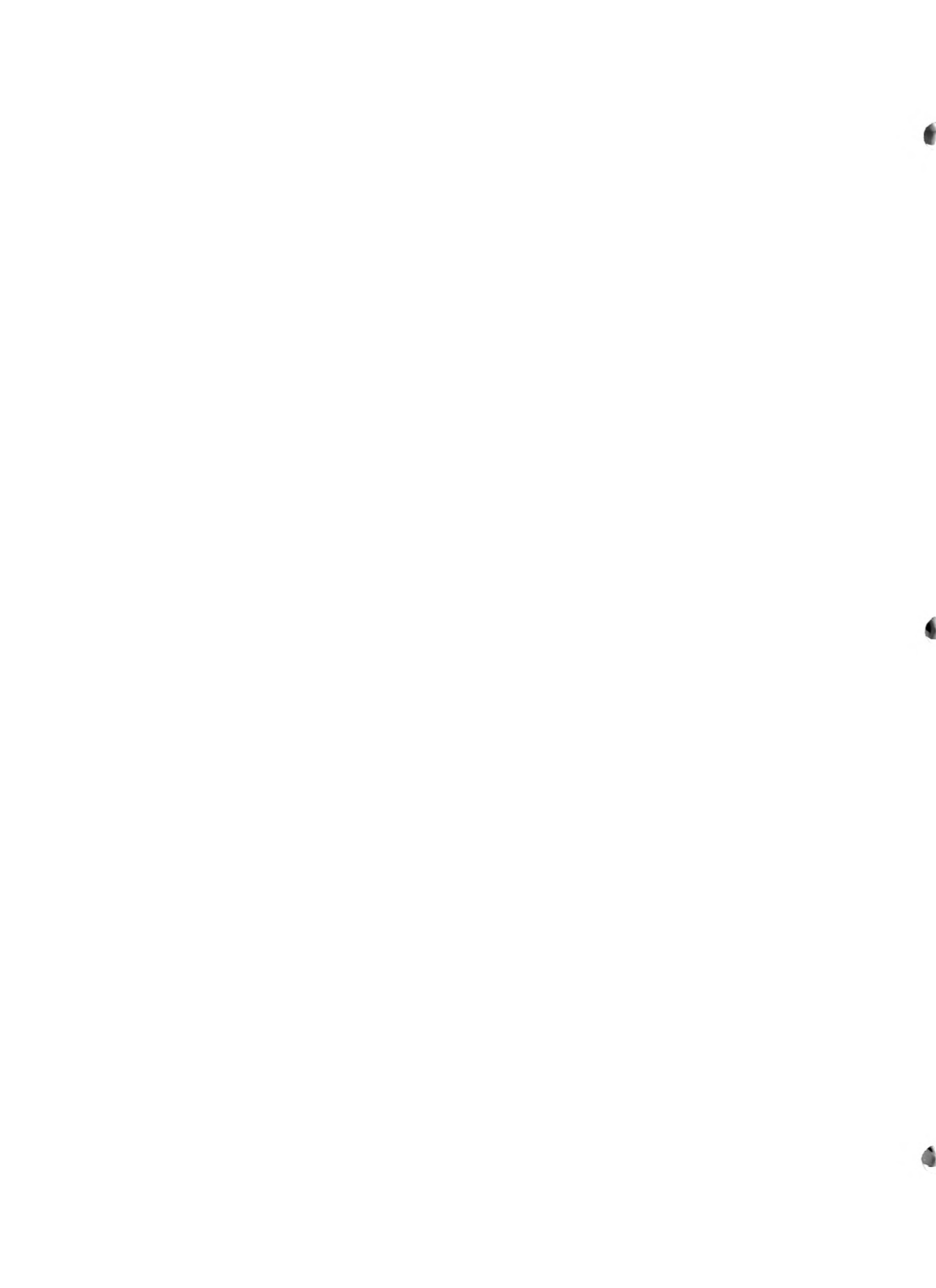


Tileston Street Rest Park

Proposal:	Small Rest Park	
Costs:	Acquisition	\$ 6,500
	Development	5,500
	Total	<u>\$ 12,000</u>
Sources of Funds:	Open Space Land Program	\$ 6,000
	Parks and Recreation Department	\$ 6,000
Responsibility:	Parks and Recreation Department	
Staging:	1973-1975	

Wiget Street Rest Park

Proposal:	Small Rest Park	
Costs:	Acquisition	\$ 1,000
	Development	2,000
	Total	<u>\$ 3,000</u>
Sources of Funds:	Open Space Land Program	\$ 1,500
	Parks and Recreation Department	\$ 1,500
Responsibility:	Parks and Recreation Department	
Staging:	1973-1975	



## PEDESTRIAN PATH IMPROVEMENTS

Freedom Trail

Proposal: Information Improvements and  
Beautification along Freedom Trail.  
New Freedom Trail Brochure.

Costs: To be Determined

Sources of Funds: Urban Beautification Program (only  
for public areas)  
Freedom Trail Foundation, Incorporated  
Parks and Recreation Department

Responsibility: Freedom Trail Foundation, Incorporated  
Parks and Recreation Department

Staging: 1968-1971

Central Artery Underpass

Proposal: Re-alignment of a Portion and Improve-  
ments to Pedestrianway

Costs: To be Determined

Sources of Funds: Urban Beautification Program  
Boston Department of Public Works

Responsibility: Boston Department of Public Works  
Public Improvement Commission

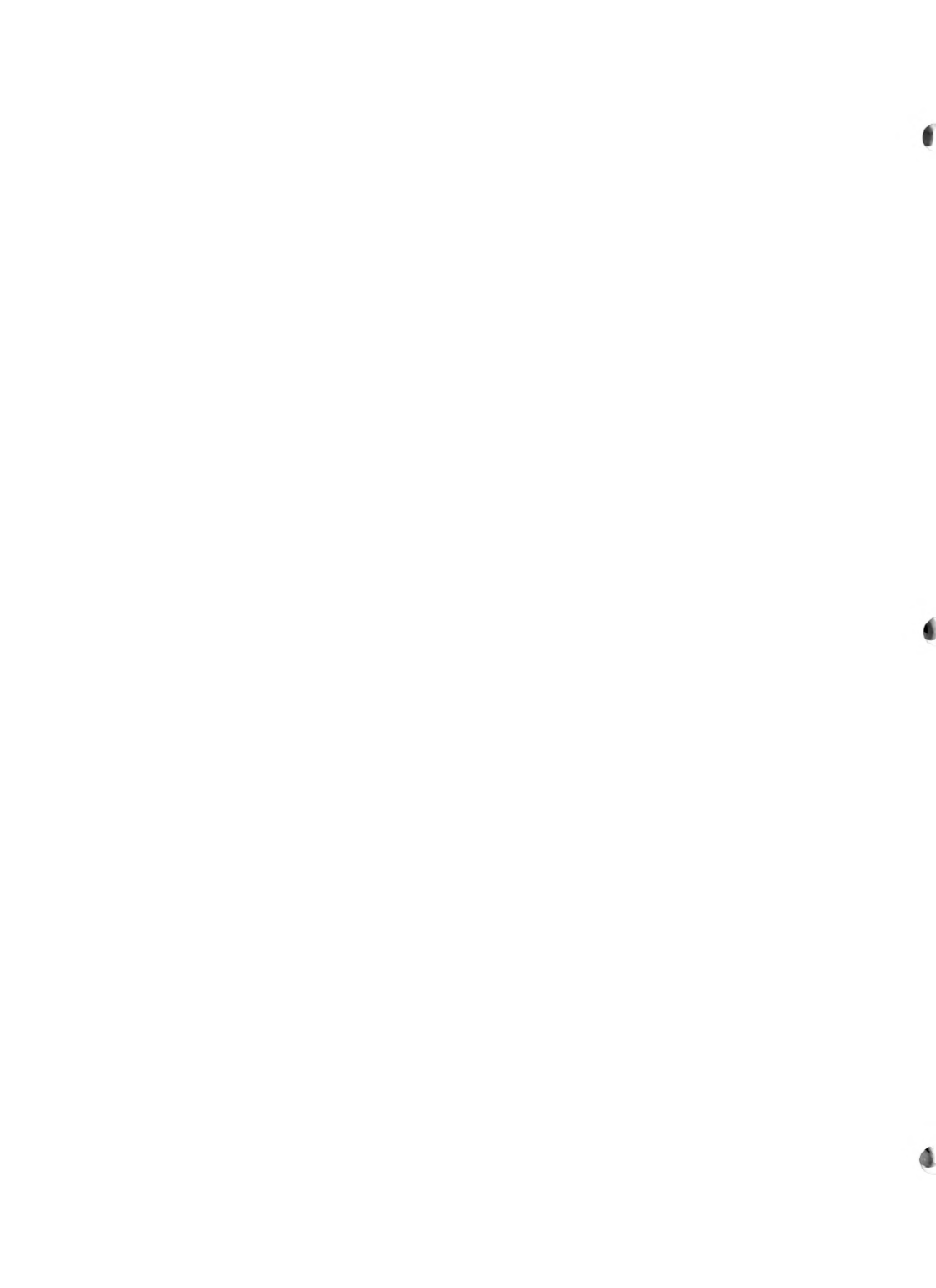
Staging: 1972-1975 (to be constructed along with  
ramp improvements to Central Artery at  
that point)

Langdon Place

Proposal: Construct Pedestrianway between Fulton  
Street and North Street at Langdon Place

Costs: To be Determined

Sources of Funds: Urban Beautification Program  
Boston Department of Public Works





Langdon Place (cont.)

Responsibility: Boston Department of Public Works  
 Staging: 1970-1971

Hull Street Tree Planting

Proposal: Plant 40 Trees on Hull Street between  
 Salem Street and Snowhill Street  
 @ \$200

Costs: Development \$ 8,000

Sources of Funds: Urban Beautification Program \$ 4,000  
 Parks and Recreation Department \$ 4,000

Responsibility: Parks and Recreation Department

Staging: 1969

Clark Street and Commercial Street Tree Planting

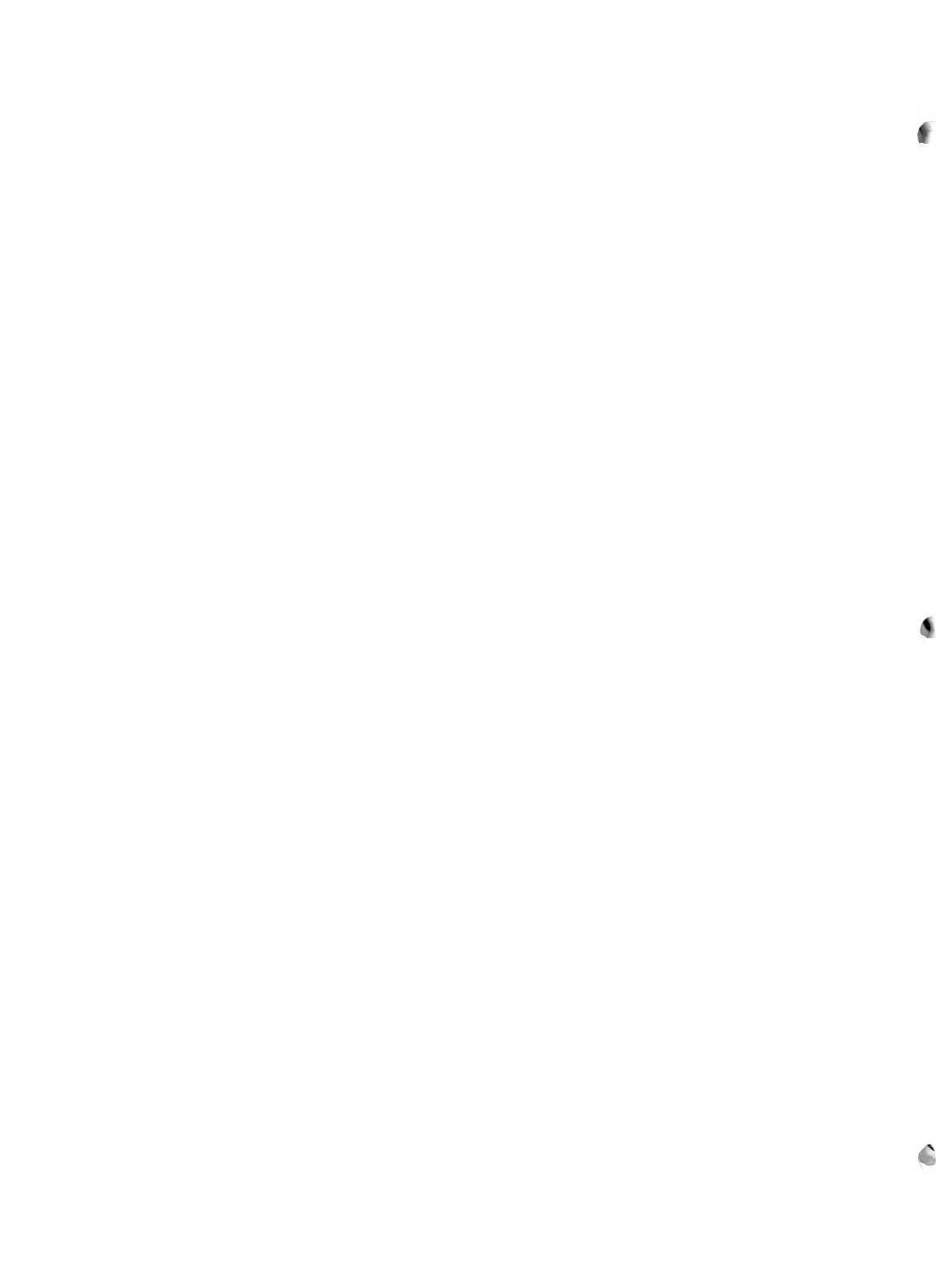
Proposal: Plant Street Trees on Clark Street  
 between Commercial Street and Hanover  
 Street and on Commercial Street from  
 Fleet Street to the Charlestown Bridge

Costs: 40 Clark Street Trees @ \$200 \$ 8,000  
 216 Commercial Street Trees @ \$200 43,000  
 Total \$ 51,000

Sources of Funds: Urban Beautification Program \$ 25,000  
 Parks and Recreation Department \$ 25,000

Responsibility: Parks and Recreation Department

Staging: 1968 - \$13,000 on Commercial Street  
 1970, 71, 72 - \$10,000 each yr. on Commercial Street  
 1973 - \$ 8,000 on Clark Street



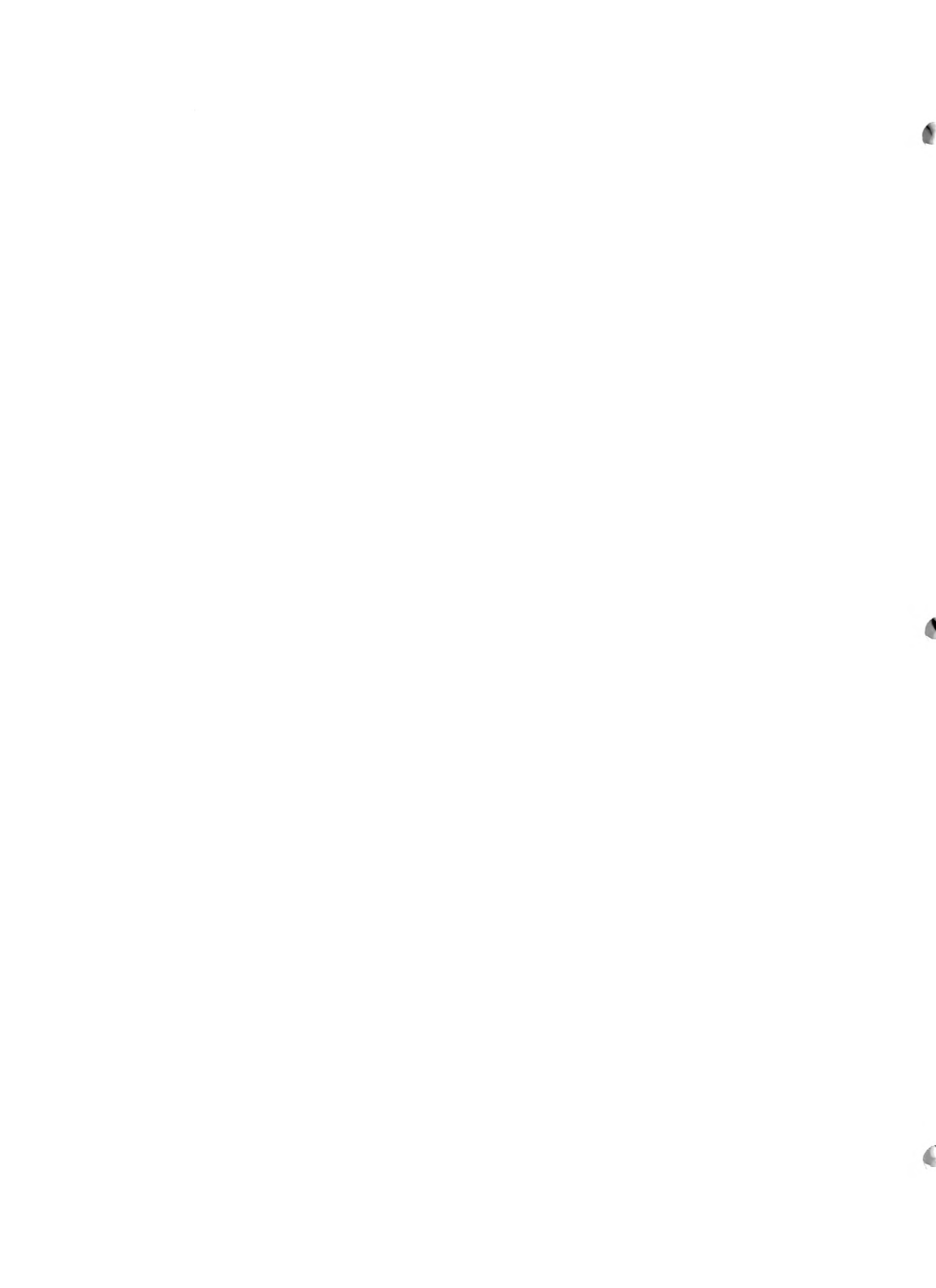
## SCHEDULE OF ACTIVITIES

To begin in 1968:

- Plant 65 trees @ \$200 on Commercial Street beginning at corner of Endicott Street at cost of \$13,000. Use 1968 Urban Beautification funds for tree planting.
- Begin preparation of city-wide 1969 Urban Beautification Program. Include North End projects as indicated in Table I in the Appendix which shows 1968 application recommendations and adjustments to be considered for the 1969 application. Table II indicates all North End Urban Beautification Projects proposed from 1969 through 1975.
- Begin application for Open Space Land Program funds. Table III in the Appendix lists projects, acreage, costs in order of priority which should be included in the programs to be completed by 1975.

The largest project is proposed for development by the Metropolitan District Commission (the Waterfront Recreation Area, Inc., an open skating rink). The eight other small projects should be implemented by the Parks and Recreation Department.

- North End social and recreation service agencies should begin discussions regarding future role of agencies in the neighborhood, the possibility of merging administratively, functionally and/or physically, and the development of the community center either by construction of a new facility or rehabilitation of the Harbor Police Building.
- Discussions should continue regarding the development of a skating rink in conjunction with the Waterfront Recreation Area with the M.D.C.
- Discussions should begin with Freedom Trail Foundation, Inc., regarding suggested improvements.
- Discussions should continue with Public Access Board regarding proposed public landing facility.
- Discussions should continue with B.R.A. Transportation Department regarding the location and design of proposed improvements to Central Astory Underpass. The Massachusetts Department of Public Works, who will contract other ramp improvements to the Central Astory at this point, should consider the underpass improvements in their design work.



-- Discussions should begin with Boston Public Works Department regarding development of Langdon Place scheduled for 1970-1971.

To Begin in Period 1969-1975

-- Projects should be planned and constructed as staged in the Urban Beautification Program, Open Space Land Program, and other programs to be used.

TABLE I  
RECOMMENDED REVISIONS IN 1968 URBAN  
BEAUTIFICATION PROGRAM REGARDING  
NORTH END PROJECTS

Project	1968 Application Recommendation	New Recommendation
DeFilippo Playground	\$ 30,000 in 1970	\$ 49,000 in 1969 \$ 49,000 in 1970
Charter Street Playlot	\$ 5,000 in 1969	\$ 25,000 in 1969
Foster Street Playlot	\$ 3,000 in 1969	\$ 10,500 in 1970
Folcari Playground**	\$ 10,000 in 1969	\$ 32,500 in 1971
Copps Hill Terrace	\$ 20,000 in 1969	\$ 27,500 in 1971
North End Beach & Playground	\$ 50,000 in 1970	\$ 94,000 in 1972 \$ 84,000 in 1973 \$ 86,000 in 1974
City-Wide Tree Planting & Removal	\$ 75,000 in 1968** \$ 80,000 in 1969 \$ 80,000 in 1970	\$ 13,000 in 1968 \$ 8,000 in 1969 \$ 10,000 in 1970 \$ 10,000 in 1971 \$ 10,000 in 1972 \$ 8,000 in 1973
* Called Prince St. Playground in 1968 U.B. Application.		
** Total City-Wide U.B. Funds for tree planting and removal; new recommendation is the amount that should be allocated to the North End.		



TABLE II  
1969-1975 PROPOSED  
URBAN BEAUTIFICATION PROGRAM  
NORTH END PROJECTS

Year	Project	Total Cost
1969	Charter Street Playlot	\$ 25,000
	DeFilippo Playground (1st phase)	49,000
	Hull Street Trees	8,000
	Total	\$ 82,000
1970	Commercial Street Trees (2nd phase)	\$ 10,000
	Cuttillo Playlot	22,500
	DeFilippo Playground (2nd phase)	49,000
	Foster Street Playlot	10,500
Total	\$ 92,000	
1971	Cleveland Place	\$ 6,500
	Commercial Street Trees (3rd phase)	10,000
	Copps Hill Terrace (remainder)	27,500
	Douglas Court**	6,500
	North Square	13,500
	Polcari (existing site only)*	32,500
Total	\$ 96,500	
1972	Commercial Street Trees (4th phase)	\$ 10,000
	North End Beach & Playground (1st phase)	94,000
	Total	\$ 104,000
1973	Clark Street Trees	\$ 8,000
	North End Beach & Playground (2nd phase)	84,000
	Total	\$ 92,000
1974	North End Beach & Playground (3rd phase)	\$ 86,000
1975	Copps Hill Cemetery	\$ 5,500
	Polcari (remainder)	50,500
	Michael Revere Square	23,000
	Total	\$ 79,000
Total Cost of Projects		\$ 545,500

\*Development of existing site only; development of site when Public Path is demolished, which is schedule for 1975 by this study.

\*\*Includes \$500 acquisition cost; not eligible for Urban Beautification Program.





TABLE III

PROPOSED OPEN SPACE LAND PROGRAM  
 HONOLULU CITY PROJECTS

Project	Priority*	Acreage	Local Share	Federal Share	Total
Waterfront Recreation Area	(1)	5.11	\$ 971,250	\$771,250	\$1,742,500
Sun Court Street	(1)	0.14	6,000	6,000	12,000
North Margin Street**	(1)	0.13	18,500	18,500	37,000
Hanover Plaza	(2)	0.05	15,500	15,500	31,000
Clark Street Park**	(2)	0.31	57,500	57,500	115,000
Wiget Street Park	(3)	0.01	1,500	1,500	3,000
Tileston Street Park	(3)	0.03	6,000	6,000	12,000
No. Hanover Ct. & Anthony Pl.	(3)	0.23	46,750	46,750	93,500
Endicott Square	(3)	0.07	10,250	10,250	20,500
<b>Total</b>		<b>6.08</b>	<b>\$1,133,250</b>	<b>\$933,250</b>	<b>\$2,066,500</b>
*Priority (1) projects should be completed by 1970; Priority (2) projects should be completed by 1972; Priority (3) projects should be completed by 1975.  **Demolition of damaged buildings necessary; may be included in Demolition Grant Program.					



SUMMARY OF SCHEDULE AND  
TOTAL COST OF ALL NORTH END PROJECTS

Schedule	Project	Total Cost	Possible Source of Funds
1968	Commercial Street Trees (1st phase) Coppis Hill Terrace (clean stonework)	\$ 13,000 \$ 2,000	Urban Beautification Prog./Parks & Recreation Dept. Parks & Recreation Dept.
1969	Charter Street Playlot DeFilloppo Playground (1st phase) Hull Street Trees	\$ 25,000 \$ 49,000 \$ 8,000	Urban Beautification Prog./Parks & Recreation Dept. Urban Beautification Prog./Parks & Recreation Dept. Urban Beautification Prog./Parks & Recreation Dept.
1970	Commercial Street Trees (2nd phase) Cutlillo Playlot DeFilloppo Playground (2nd phase) Forster Street Playlot	\$ 10,000 \$ 22,500 \$ 49,000 \$ 10,500	Urban Beautification Prog./Parks & Recreation Dept. Urban Beautification Prog./Parks & Recreation Dept. Urban Beautification Prog./Parks & Recreation Dept. Urban Beautification Prog./Parks & Recreation Dept.
1968-1970	North Margin Street Playlot New Waterfront Recreation Area Sun Court Play Street	\$ 37,000 \$1,742,500 \$ 12,000	Open Space Land Prog./Parks & Recreation Dept. Open Space Land Prog./Metropolitan District Comm. Open Space Land Prog./Parks & Recreation Dept.
1968-1971	Freedom Trail Improvements	----	Urban Beautification Prog./Parks & Recreation Dept./ Freedom Trail Foundation, Inc.
1971	Cleveland Place Commercial Street Trees (3rd phase) Coppis Hill Terrace (remainder) Douglas Court North Square Policari (existing site only)	\$ 6,500 \$ 10,000 \$ 25,500 \$ 6,500 \$ 15,500 \$ 32,500	Urban Beautification Prog./Parks & Recreation Dept. Urban Beautification Prog./Parks & Recreation Dept. Urban Beautification Prog./Parks & Recreation Dept. Urban Beautification Prog./Parks & Recreation Dept. Urban Beautification Prog./Parks & Recreation Dept. Urban Beautification Prog./Parks & Recreation Dept.

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Schedule	Project	Total Cost	Possible Source of Funds
1972	Commercial Street Trees (4th phase) North End Beach & Playgd. (1st phase)	\$ 10,000 \$ 94,000	Urban Beautification Prog./Parks & Recreation Dept. Urban Beautification Prog./Parks & Recreation Dept.
1970-1972	Community Center	\$1,698,000	Neighborhood Facilities Prog./Public Fac. Dept. or private group
1971-1972	Clark Street Park & Playlot Hanover Plaza	\$ 115,000 \$ 31,000	Open Space Land Prog./Parks & Recreation Dept. Open Space Land Prog./Parks & Recreation Dept.
1973	Clark Street Trees North End Beach & Playgd. (2nd phase)	\$ 8,000 \$ 84,000	Open Space Land Prog./Parks & Recreation Dept. Urban Beautification Prog./Parks & Recreation Dept.
1974	North End Beach & Playgd. (3rd phase)	\$ 86,000	Urban Beautification Prog./Parks & Recreation Dept.
1975	Coppes Hill Cemetery Folcari (remainder) Rachel Revere Square	\$ 5,500 \$ 50,500 \$ 23,000	Urban Beautification Prog./Parks & Recreation Dept. Urban Beautification Prog./Parks & Recreation Dept. Urban Beautification Prog./Parks & Recreation Dept.
1972-1975	Central Artery Underpass		Urban Beautification Prog./Mass. Dept. of Pub. Works
1973-1975	Endicott Square North Hanover Ct. & Anthony Pl. Fleeton Street Park Wiggot Street Park	\$ 20,500 \$ 98,500 \$ 12,000 \$ 3,000	Open Space Land Prog./Parks & Recreation Dept. Open Space Land Prog./Parks & Recreation Dept. Open Space Land Prog./Parks & Recreation Dept. Open Space Land Prog./Parks & Recreation Dept.

To Be Determined  
 Longdon Place  
 Public Landing  
 Urban Beautification Prog./Boston Dept. of Pub. Works  
 Public Access Board



## FOOTNOTES

- (a) Development costs for the following projects were itemized and include a 20% contingency: Copps Hill Cemetery, Copps Hill Terrace, North Square, Revere Square, North Margin Street Playlot, and Sun Court Play Street. The construction costs of the remainder of the projects were determined by applying a cost per square foot figure based on B.R.A. and Parks and Recreation Department current experience as follows:

\$2.00/sq. ft. for playfields and playgrounds  
 \$2.25/sq. ft. for rehabilitated playlots  
 \$3.50/sq. ft. for new playlots and rest parks  
 \$4.00/sq. ft. for urban plazas  
 \$5.00/sq. ft. for urban plazas with special features

All costs were rounded off to nearest \$500. Also, an annual increase in construction costs of 5% should be used in budgeting for all future projects from all base figures used.

- (b) See Table II, 1969-1975 Proposed Urban Beautification Program, North End Projects.
- (c) Acquisition costs were estimated and based on a sales-assessment ratio of 1.7 derived from over 140 transactions in the North End since 1962.
- (d) Table III, Proposed Open Space Land Program, North End Projects.
- (e) B.R.A. estimate ratio used (\$.05/cubic yard).
- (f) Based on cost of new Roxbury Boy's Clubs presently under construction. The Roxbury YMCA will cost \$1,115,000 when completed. All but the gymnasium facility was built in 1965.
- (g) B.R.A. Engineering Department estimate: Land fill - \$3.00/cubic yard; rip-rap - \$20.00/cubic yard.
- (h) Open Space Land Program will not pay for major facilities such as \$200,000 open skating rink proposed here.
- (i) Urban Beautification or Demolition Grant Program will not fund demolition of Public Path facility.

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Planning Depart.

R11 North End recreation and open  
BPA1 space study: 1967.

North  
stud:

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